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HOWELL & CO.
SALES & LETTINGS

117 Kingsway South, Warrington, WA4 1RW

£1,195 PCM

THREE BEDROOMS | SEMI-DETACHED | DRIVEWAY PARKING | LARGE DETACHED WORKSHOP/GARAGE | FRONT & REAR GARDENS | MODERN KITCHEN | COUNCIL TAX BAND A

Howell & Co are delighted to bring to the market this spacious three-bedroom semi-detached property, ideally positioned on Kingsway South in Warrington.

Offering well-proportioned accommodation throughout, the property comprises an entrance hallway, attractive family lounge with feature fireplace, and a contemporary fitted kitchen with ample storage and workspace.

To the first floor are three bedrooms, including two good-sized double bedrooms, along with a family bathroom fitted with a bath and shower over.

A particular highlight of the property is the generous external space, with gardens to both the front and rear, off-road driveway parking and a large detached workshop/garage, complete with an up-and-over door, power, lighting and an additional rear storage room — ideal for anyone requiring excellent storage or workspace.

Situated within the popular area of Latchford, the property is conveniently located close to Latchford Village, offering a range of local shops, amenities and everyday conveniences. Warrington Town Centre is also within easy reach, with excellent transport links providing convenient access to surrounding areas and the wider motorway network.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation, exposed wood flooring, under-stairs storage cupboard.

LOUNGE

Attractive family lounge with a Upvc double glazed window to the front elevation, feature fireplace, exposed wood flooring, picture rail.

KITCHEN

Fitted with a contemporary range of units incorporating a stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls, ceramic tiled floor, Upvc double glazed win dow to the rear elevation, storage cupboard,

FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation.

MASTER BEDROOM

Good sized master bedroom with a Upvc double glazed window to the front elevation, picture rail.

BEDROOM TWO

Double bedroom with a Upvc double glazed window to the rear elevation, picture rail.

BEDROOM THREE

With a Upvc double glazed window to the front elevation, wood laminate flooring, built in storage cupboard.

BATHROOM/W.C

Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over, part tiled walls, Upvc double glazed window to the rear elevation.

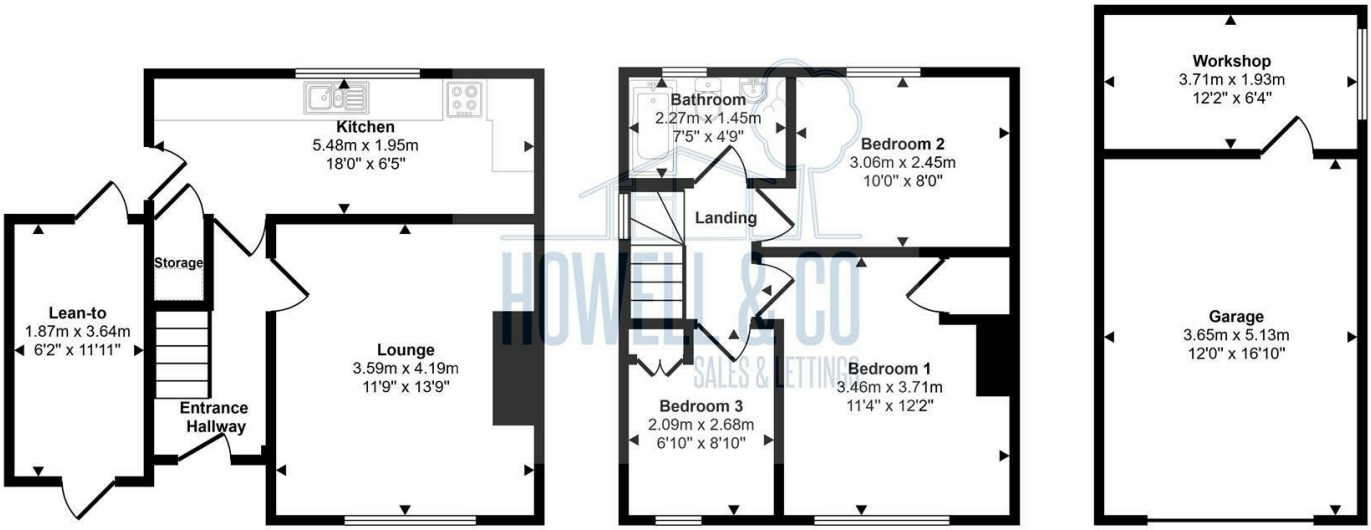
OUTSIDE

Externally the property has garden areas to the front and rear elevations including a large detached work shop/storage building and off road driveway parking.

WORKSHOP

Located to the rear elevation with up and over door, power and light and rear storage room.

Approx Gross Internal Area
101 sq m / 1085 sq ft



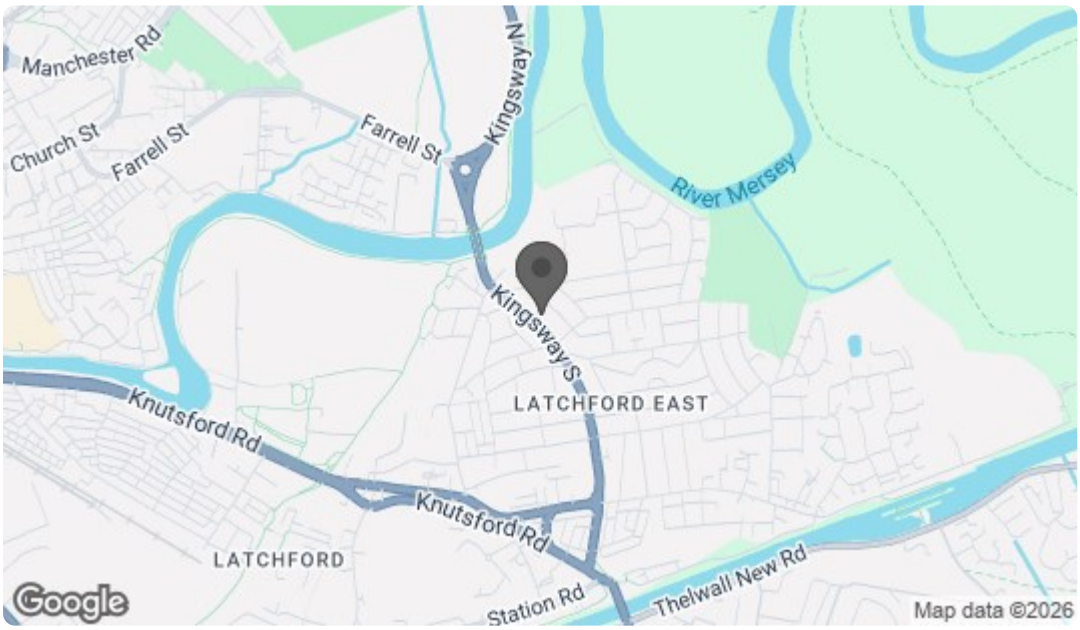
Ground Floor
Approx 40 sq m / 429 sq ft

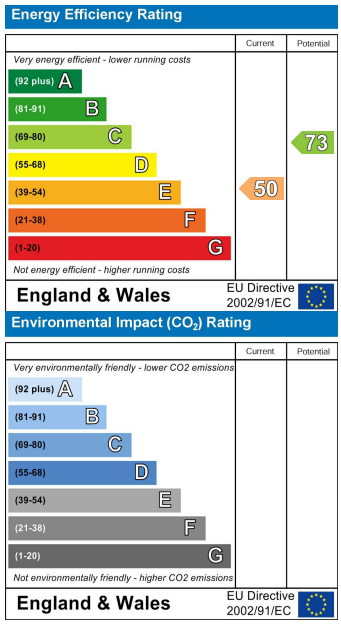
First Floor
Approx 34 sq m / 371 sq ft

Garage
Approx 26 sq m / 285 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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