

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



61 Knutsford Road, Warrington, WA4 2NR

£1,400 PCM

END TERRACE PROPERTY, THREE BEDROOMS, TWO RECEPTIONS, OFFICE/NURSERY, MODERN INTERIORS, REAR ENCLOSED YARD, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

We are thrilled to offer to the rental market, this beautiful three bedroom end terrace property, located on Knutsford Road in Grappenhall, just a short walk away from local amenities, schools and transport links.

Presented to a high standard throughout the accommodation briefly comprises; entrance hall, living room with stunning feature fireplace, separate dining room with stairs leading up, modern fitted kitchen with integrated oven and electric hob and plumbing for a washing machine. To the first floor are three great sized bedrooms and a contemporary family bathroom featuring a shower over bath.

Benefiting from Upvc double glazing and Gas central heating throughout, the property also has an enclosed garden to the rear providing private outside space, perfect for summer days. This beautiful property is available immediately and is perfect for professionals, couples, small families or anyone looking for a low-maintenance, move-in-ready home in a popular and well-connected location.

Early viewing is highly recommended to avoid disappointment.

EXTERNAL



Externally, this property has a rear enclosed garden.

KITCHEN



Modern kitchen, with a range of wall, base units. Incorporating sink with mixer tap, integrated oven and electric hob with extractor over, plumbing for a washing machine. Complete with part tiled walls and a Upvc double glazed window to the rear elevation and external door to the side elevation.

LIVING ROOM



Living room with beautiful feature fireplace, complete with laminate flooring, and a Upvc double glazed window to the front elevation.

DINING ROOM



Dining room, complete with wooden flooring, and a Upvc double glazed window and double doors to the rear elevation, stairs leading up.

STAIRS AND LANDING



Access to all rooms

BEDROOM 1



Bedroom with built in wardrobes, complete with two Upvc double glazed windows to the front elevation.

BEDROOM 2



Bedroom complete with a Upvc double glazed window to the rear elevation.

BEDROOM 3



Complete with a Upvc double glazed window to the side elevation.

BATHROOM



Fitted with a modern white suite comprising: Wash hand basin with storage cupboard, low level w.c and panelled bath with shower over, part tiled walls.

Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)

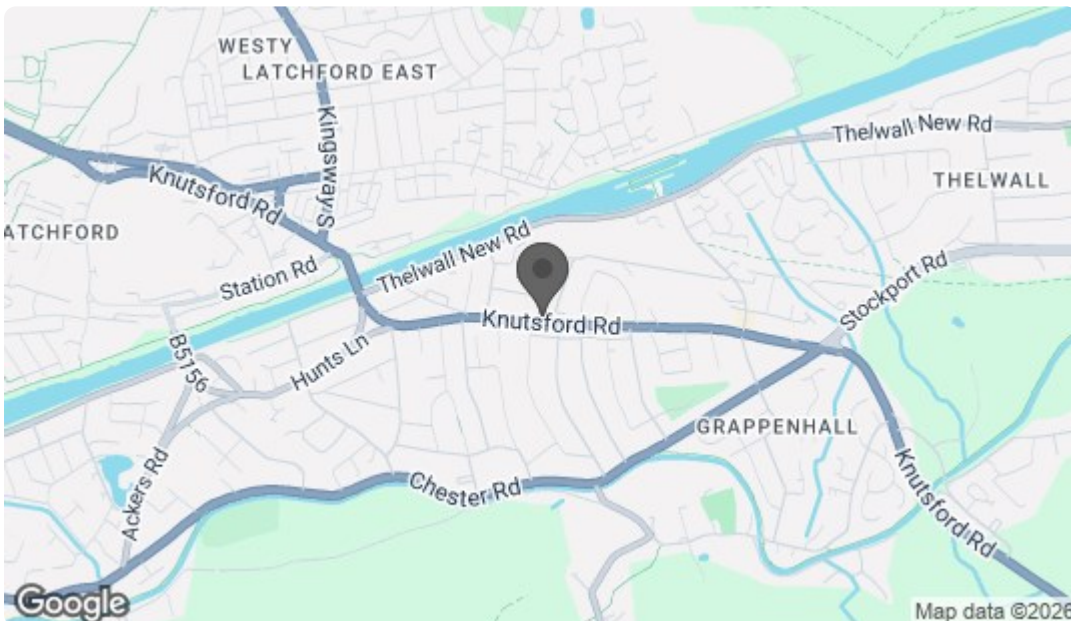


First Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



Total area: approx. 98.1 sq. metres (1056.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	