

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 18 Nashville Drive, Warrington, WA5 8DZ

**£1,500**

FABULOUS END TERRACE PROPERTY, THREE BEDROOMS, LARGE KITCHEN, IMMACULATE THROUGHOUT, NEWLY REFURBISHED, ATTRACTIVE REAR GARDEN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED!

Howell and Co. are delighted to offer to the rental market, this fabulous end terrace property which offers excellent accommodation over two floors and is situated in a highly sought after location, with off road parking and garage access.

Well presented throughout, this property briefly comprises: Entrance hallway, cloakroom/w.c, family lounge, modern kitchen with French doors leading to the rear garden, first floor landing, three good sized bedrooms, ensuite to master bedroom and family bathroom with bath.

Benefiting from uPVC double glazing and gas central heating the property also offers an attractive enclosed rear garden. Available now, viewing highly recommended.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M56 motorways, which allow for easy commuting.

## EXTERNAL



Externally this property has off road road parking and garage access along with a rear garden.

## ENTRANCE HALL

With access to the ground floor W.C.

## W.C



Fitted with a low level w.c and pedestal wash hand basin, Upvc double glazed window.

## KITCHEN DINER



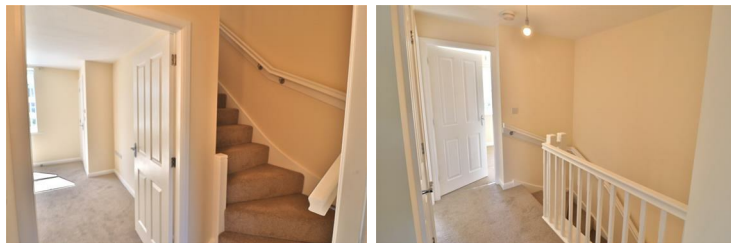
Fitted with a range of wall and base units incorporating stainless steel sink unit with mixer tap, built in electric oven and gas hob with extractor above, Upvc double glazed window and french doors to the rear elevation.

## LIVING ROOM



Good sized family lounge with Upvc a large Upvc double glazed window to the front elevation.

## STAIRS AND LANDING



Access to all first floor rooms, small hallway between living room and kitchen.

## BEDROOM 1



Double bedroom with two Upvc double glazed window to the rear elevation, access to ensuite.

## ENSUITE



Fitted with a low level w.c, pedestal wash hand basin and shower enclosure, complete with part tiled walls and a Upvc double glazed window to the side elevation.

## BEDROOM 2



Double bedroom with a Upvc double glazed window to the front elevation and two storage cupboards.

### BEDROOM 3



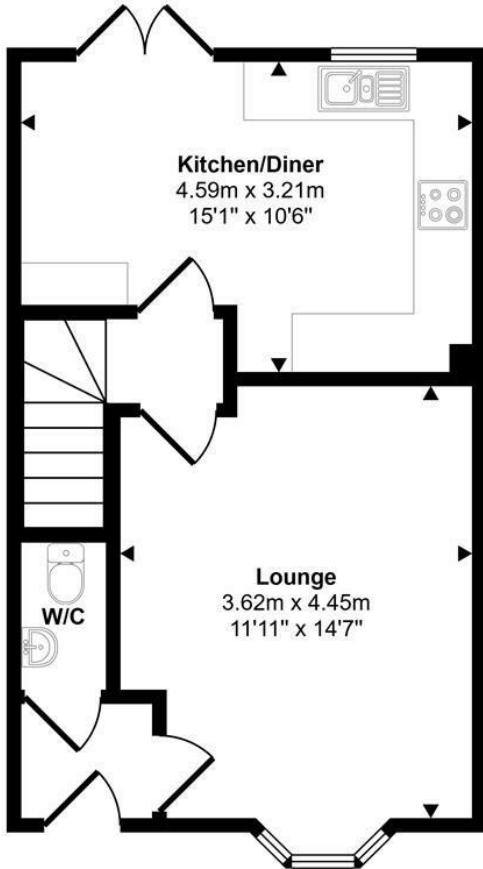
With a Upvc double glazed window to the front elevation.

### BATHROOM

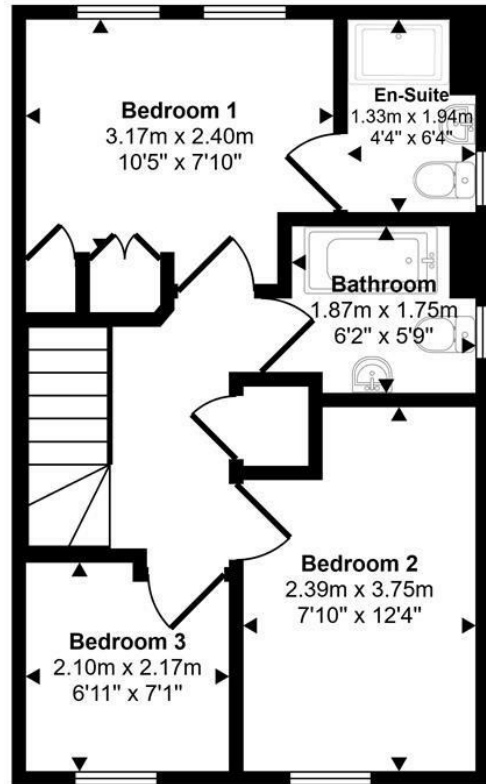


Family bathroom fitted with a low level w.c, pedestal wash hand basin and panelled bath, complete with part tiled walls and a Upvc double glazed window to the side elevation.

Approx Gross Internal Area  
72 sq m / 780 sq ft

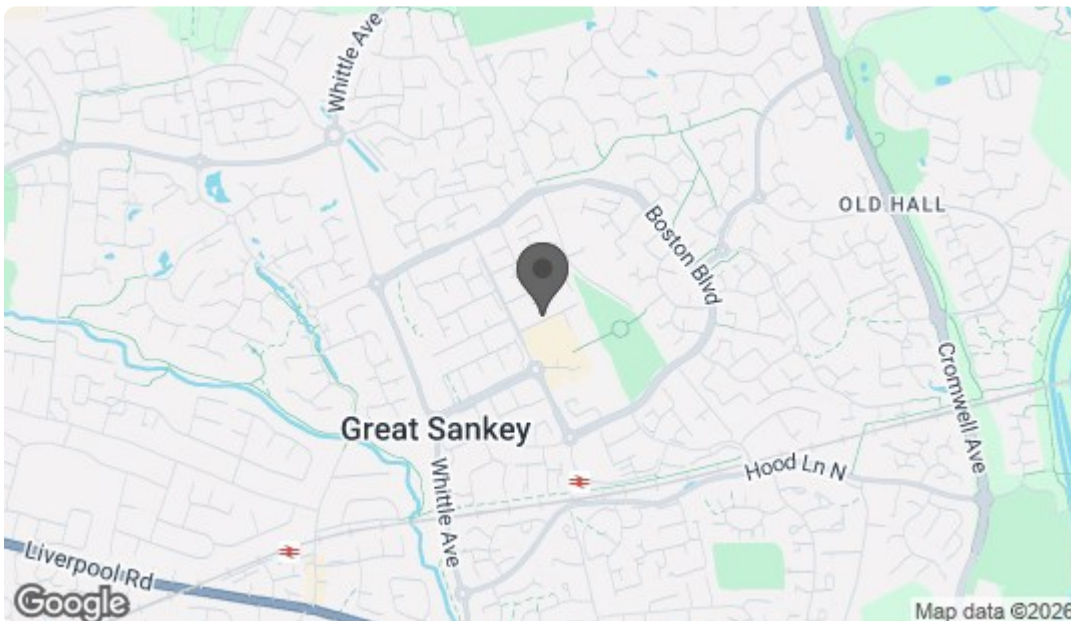


Ground Floor  
Approx 36 sq m / 392 sq ft



First Floor  
Approx 36 sq m / 388 sq ft

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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	