

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



29 Savannah Place, Warrington, WA5 8GN

£1,500 PCM

THREE BEDROOM MID-TERRACE PROPERTY | OPEN PLAN KITCHEN/LIVING AREA | EN-SUITE TO MAIN BEDROOM | DOWNSTAIRS W.C. | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING | DETACHED GARAGE | AVAILABLE NOW | VIEWING HIGHLY RECOMMENDED | TAX BAND D

Situated in a popular residential area, this well-presented three-storey mid-terrace property offers spacious and versatile accommodation, making it an ideal home for families or professionals alike.

The ground floor comprises a generous open-plan kitchen and living/dining area, creating a fantastic space for both everyday living and entertaining, along with a convenient downstairs W.C.

To the first floor are two well-proportioned bedrooms and the family bathroom, while the second floor is dedicated to an impressive main bedroom complete with its own en-suite shower room, providing a private retreat.

Externally, the property further benefits from a detached garage and is available immediately for occupation.

Chapelford is a popular residential area in Great Sankey, well connected with Warrington West train station nearby and easy access to the M62 and M56, making it ideal for commuters. There are a range of shops, supermarkets, schools and leisure facilities close by, while Warrington town centre is just a short drive away, providing plenty of shopping, restaurants and entertainment.

EXTERNAL



To the rear of the property is an enclosed garden, ideal for enjoying the warmer months, together with the added benefit of a detached garage providing secure parking or additional storage.

KITCHEN/LIVING/DINING ROOM



A superb open-plan living space stretching the full depth of the property, offering clearly defined areas for cooking, dining and relaxing. The contemporary fitted kitchen is equipped with a range of wall and base units and ample worktop space, while French doors open onto the rear garden, allowing plenty of natural light to flood the room. Access to the W.C and the first floor.

W.C



Fitted with a low-level W.C. and wash hand basin.

1ST FLOOR LANDING



Providing access to two bedrooms, the family bathroom and stairs leading to the second floor.

BEDROOM 2



A generous double bedroom enjoying plenty of natural light and offering ample space for freestanding bedroom furniture.

BEDROOM 3



A well-proportioned single bedroom, ideal as a child's bedroom, guest room or home office.

BATHROOM



A modern three-piece suite comprising a panelled bath with shower over, low-level W.C. and wash hand basin.

2ND FLOOR LANDING

Providing access to the principal bedroom.

MASTER BEDROOM



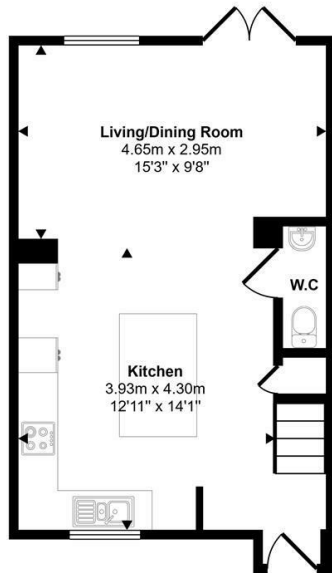
Occupying the entire second floor, this impressive principal bedroom offers a spacious and private retreat with room for a king-size bed and additional furnishings. Benefitting from its own en-suite shower room.

ENSUITE

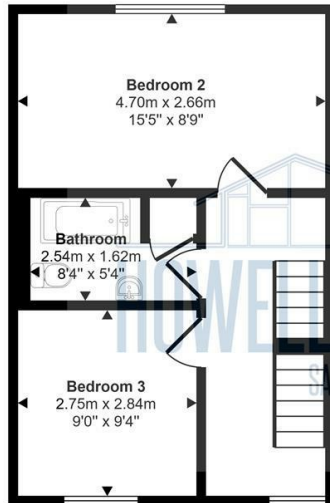


Fitted with a shower enclosure, low-level W.C. and wash hand basin.

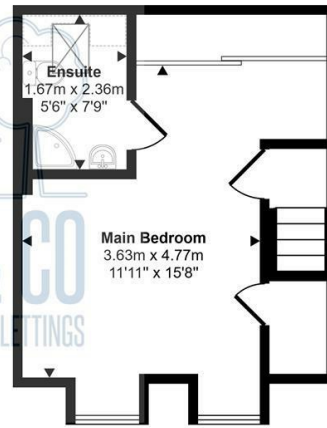
Approx Gross Internal Area
110 sq m / 1181 sq ft



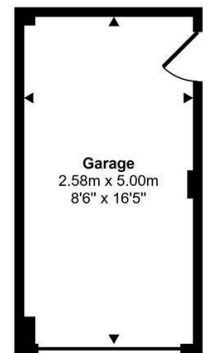
Ground Floor
Approx 35 sq m / 378 sq ft



First Floor
Approx 35 sq m / 374 sq ft



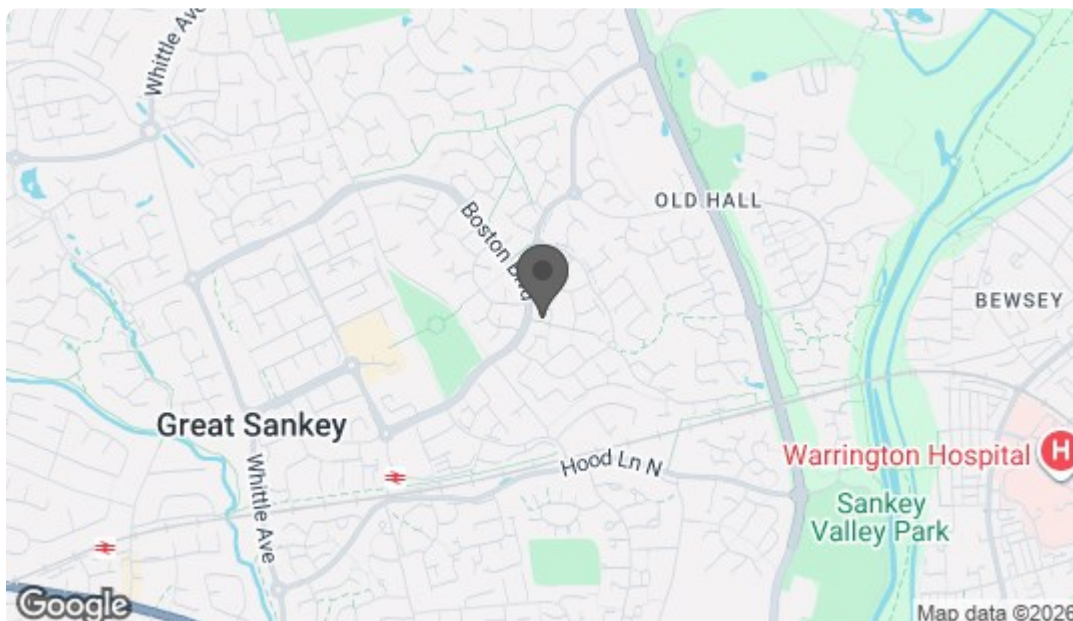
Second Floor
Approx 27 sq m / 291 sq ft



Garage
Approx 13 sq m / 139 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.



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		
	Current	Potential
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		