

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



1 Westbrook Avenue, Warrington, WA4 2RL

£1,150 PCM

THREE BEDROOM SEMI-DETACHED PROPERTY | GATED DRIVEWAY PARKING | SPACIOUS REAR GARDEN | MODERN FITTED KITCHEN | DOWNSTAIRS W.C. | MODERN FAMILY BATHROOM | THREE GOOD-SIZED BEDROOMS | UPVC DOUBLE GLAZING | COUNCIL TAX BAND A | VIEWING HIGHLY RECOMMENDED

Howell & Co are delighted to bring to the market this well-presented three-bedroom semi-detached property, ideally positioned on Westbrook Avenue in a popular residential area of Warrington.

Offering spacious and practical accommodation throughout, the property opens into an entrance porch and hallway leading to a generous living room, with plenty of space for both relaxing and entertaining.

To the rear is a modern fitted kitchen offering an excellent range of wall, base and larder units, along with integrated appliances and ample worktop space. A convenient downstairs W.C. and useful under-stairs storage complete the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including a generous main bedroom, a further double bedroom and a good-sized third bedroom with built-in storage. The modern family bathroom is fitted with a

EXTERNAL



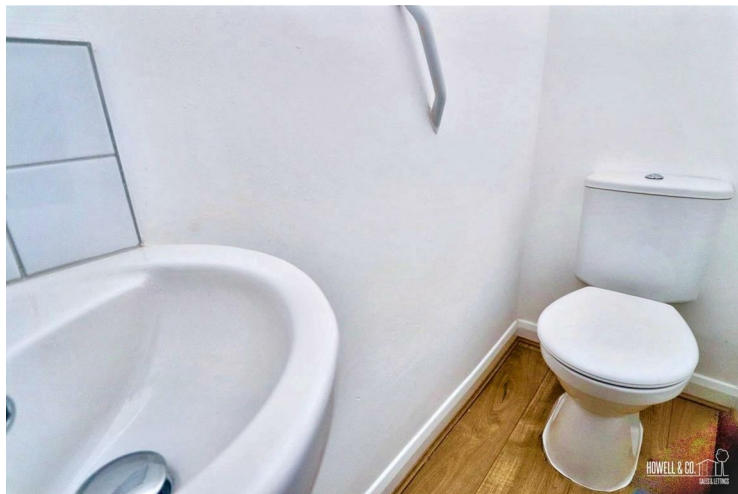
The property benefits from a gated driveway providing off-road parking, along with an attractive front garden. To the rear is a generous enclosed garden featuring both lawn and patio areas, providing an ideal space for outdoor seating and entertaining.

KITCHEN



Modern fitted kitchen offering a generous range of wall, base and larder units with complementary work surfaces. Complete with stainless steel sink and mixer tap, oven, hob with extractor over and integrated appliances. Finished with wooden flooring and a UPVC double-glazed window overlooking the rear garden.

W.C



Convenient ground floor W.C. fitted with a low-level toilet and pedestal wash basin, with a UPVC double-glazed window to the rear elevation.

LIVING ROOM



A bright and spacious living room featuring wooden flooring, UPVC double-glazed window overlooking the front elevation.

BEDROOM ONE



Generously sized main bedroom with dark grey carpeting and a UPVC double-glazed window to the front elevation.

BEDROOM TWO



Well-proportioned double bedroom with dark grey carpeting and a UPVC double-glazed window overlooking the rear elevation.

BEDROOM THREE



Good-sized third bedroom featuring useful built-in cupboard storage, dark grey carpeting and a UPVC double-glazed window to the front elevation.

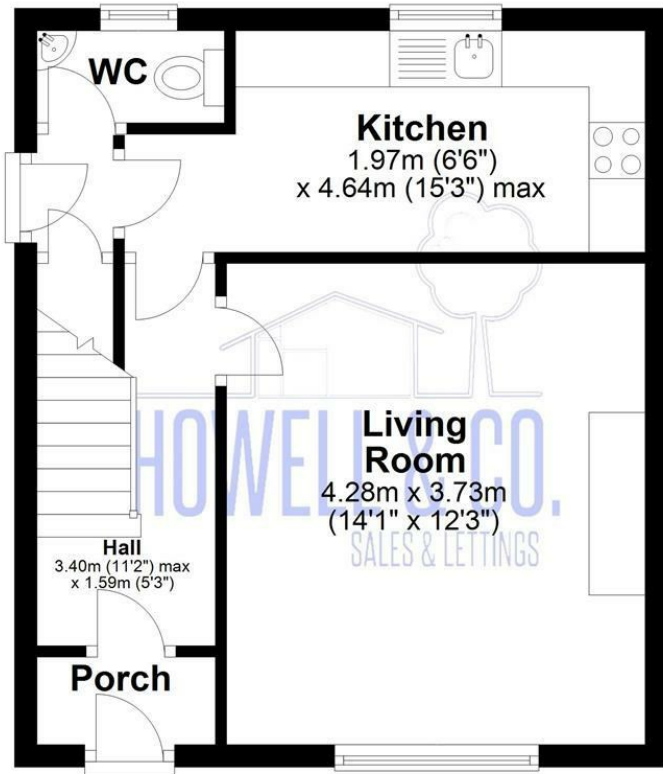
BATHROOM



Modern family bathroom fitted with a bath and shower over, low-level W.C. and wash basin with storage beneath. Finished with part-tiled walls and a heated towel rail, with a UPVC double-glazed window to the rear elevation.

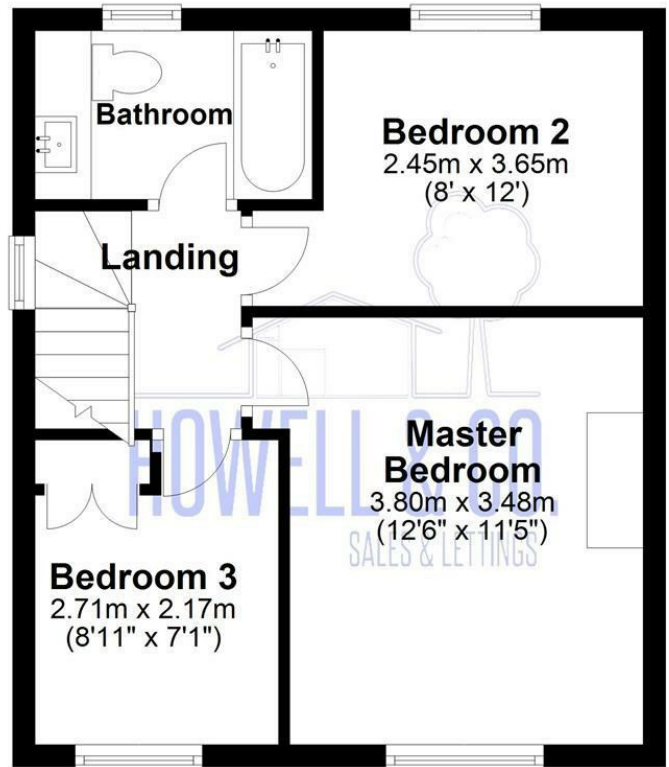
Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)

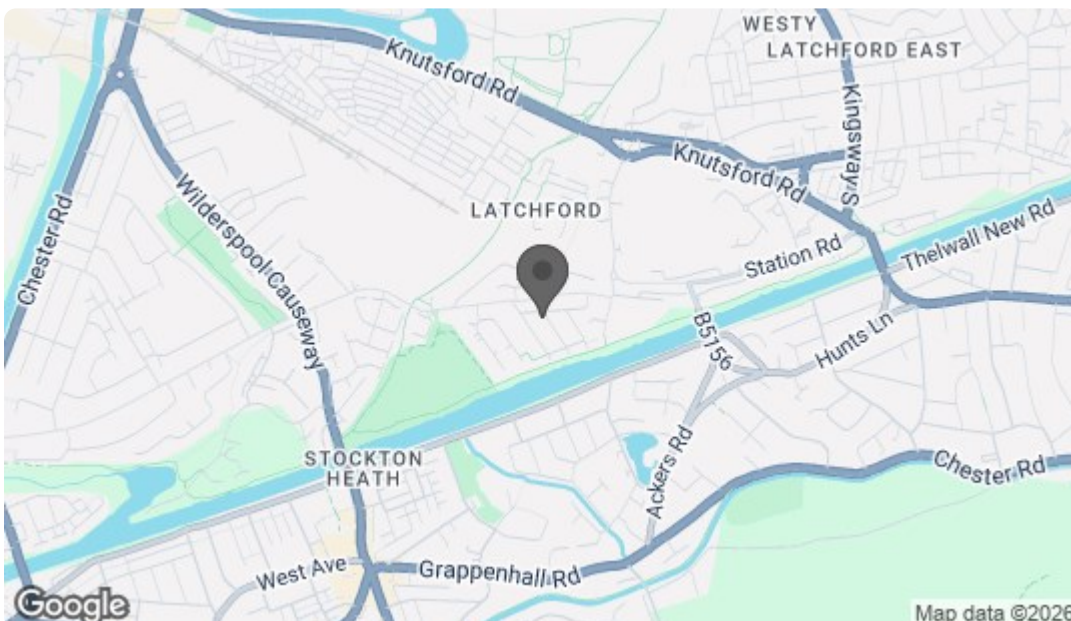


First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		