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60A Orford Lane, Warrington, WA2 7AF

£675 PCM

FIRST FLOOR APARTMENT, ACCESSED VIA THE REAR, REFURBISHED THROUGHOUT, ONE BEDROOM, AVAILABLE NOW.

Howell and Co. are pleased to offer to the rental market, this newly refurbished first floor apartment on Orford Lane, close to Warrington town centre.

The property briefly comprises: entrance hallway with a utility area, stairs leading to the lounge, fully fitted kitchen with electric hob and fridge-freezer, double bedroom and a bathroom with shower enclosure.

The property has the benefit of overlooking Brickfields Park, Upvc double glazing throughout, and a large shared enclosed yard area, it is available immediately.

This property occupies a desirable location within walking distance from the Town Centre, where an array of amenities such as shops, bars, clubs and restaurants can be found. This conveniently means the property is just a short distance from Warrington's main railway stations. The property is a short drive from access to both the M6 and M56 motorways, allowing for easy commuting to all parts of the country.

EXTERNAL



Access to the rear of shops. With a large shared enclosed yard area, overlooking Brickfields Park.

ENTRANCE HALL

With a downstairs utility area, with plumbing for a washing machine and space for a dryer, as well as a cloakroom area.

KITCHEN



New modern kitchen with a range of wall and base units including fridge freezer, electric oven and gas hob with extractor above, stainless steel sink with mixer tap and a upvc double glazed window to the rear elevation.

LIVING ROOM



With a Upvc double glazed window to the rear elevation. Access via entrance stairwell.

BEDROOM

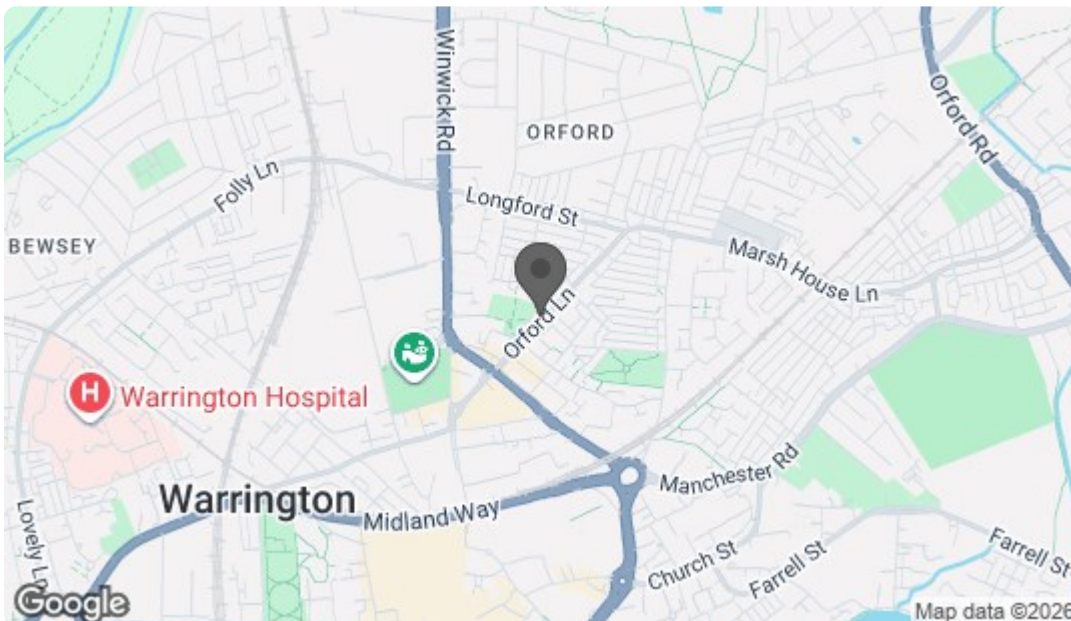


With a large Upvc double glazed window to the front elevation.

SHOWER ROOM



Three piece suite incorporating shower cubicle, storage hand wash basin and low level wc.



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	