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## 2a Belmont Avenue, Warrington, WA4 1LY

**£700 PCM**

DETACHED HOUSE, ONE BEDROOM, OPEN PLAN LOUNGE/KITCHEN, SCHEDULED TO BE REPAINTED, FIRST FLOOR SHOWER ROOM, CONVENIENT LOCATION, UPVC DOUBLE GLAZING, AVAILABLE NOW.

We are delighted to offer to the rental market, this detached property on Belmont Avenue which is conveniently situated close to a range of local amenities, shops, schools and transport links.

The property offers comfortable, accommodation throughout, featuring an attractive open-plan living and kitchen area complete with a large uPVC double-glazed window that allows plenty of natural light to flow through. Open plan stairs to the first floor where the bedroom can be found, along with the shower room.

This home also benefits from double glazing throughout, ensuring comfort all year round, and is scheduled for a repaint throughout.

This apartment is perfect for professionals, couples, or anyone looking for a low-maintenance, move-in-ready home in a popular and well-connected location.

Early viewing is highly recommended!

## OPEN PLAN LOUNGE/KITCHEN



Accessed via a Upvc double glazed front door, Upvc double glazed window to the front elevation, kitchen area with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in oven and hob, wood laminate flooring, stairs leading to the first floor accommodation.

## FIRST FLOOR



## BEDROOM



Double bedroom with a Upvc double glazed window to the front elevation.

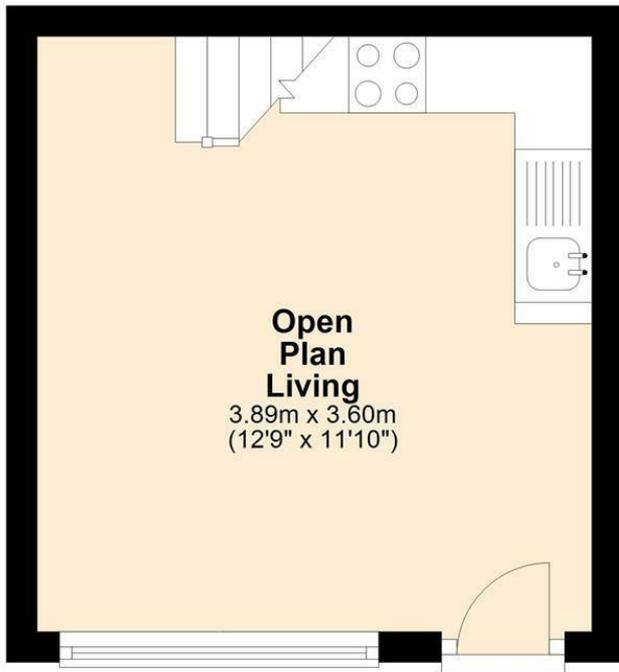
## SHOWER ROOM/W.C



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

## Ground Floor

Approx. 14.0 sq. metres (150.8 sq. feet)

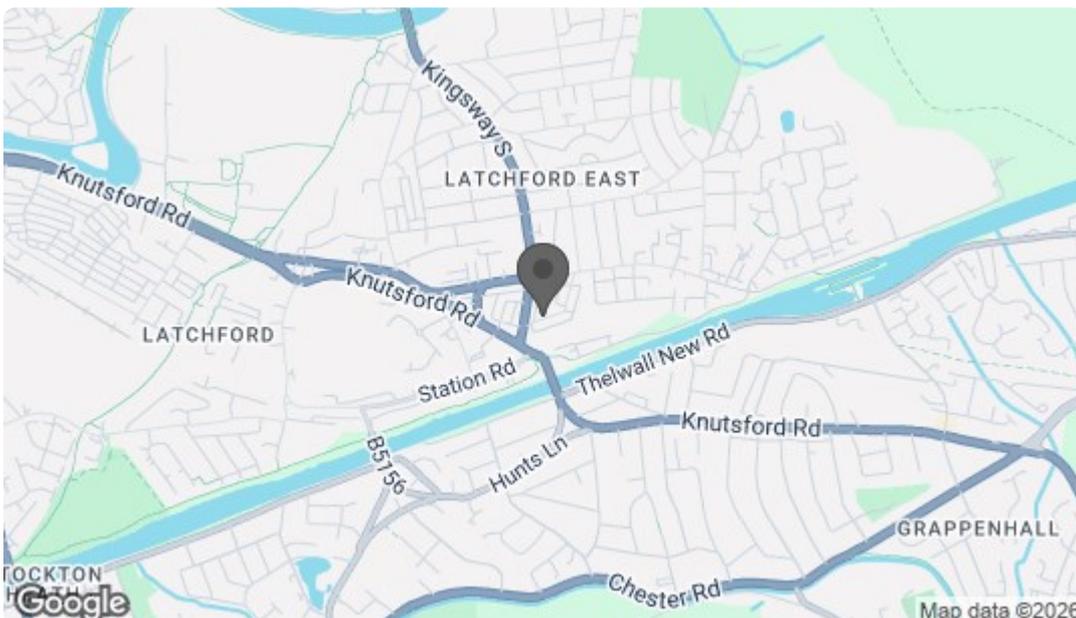


## First Floor

Approx. 14.4 sq. metres (155.5 sq. feet)



Total area: approx. 28.5 sq. metres (306.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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	