

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



71 Butts Green, Warrington, WA5 7XT

£1,000 PCM

MEWS PROPERTY, ARRANGED OVER THREE FLOORS, TWO BEDROOMS, DOUBLE GLAZING, GAS CENTRAL HEATING, ENSUITE SHOWER ROOM TO THE MASTER BEDROOM, ALLOCATED PARKING, VIEWING HIGHLY RECOMMENDED, COUNCIL TAX BAND C

A unique modern mews property located on the popular Butts Green development. Immaculately presented, this versatile accommodation offered on three levels and has the benefit of double glazing, full gas central heating and is decorated to a high standard throughout. The property briefly comprises: entrance hallway, cloakroom / store cupboard, stairs to the first floor landing lead to a spacious family lounge with Juliette balcony and a fully fitted kitchen complete with integrated appliances and a WC. The second floor is reached via a further set of stairs and contains a master bedroom with ensuite with shower, a second double bedroom and a modern family bathroom. To the rear there is an allocated parking space along with some visitors spaces This is rare property that must be viewed to be fully appreciated.

FRONT OF PROPERTY



ENSUITE



ENTERANCE HALL

KITCHEN / LIVING ROOM



BEDROOM TWO



W.C



BATHROOM



BEDROOM ONE

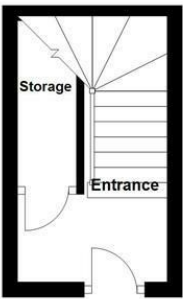


EXTERNAL GARDENS



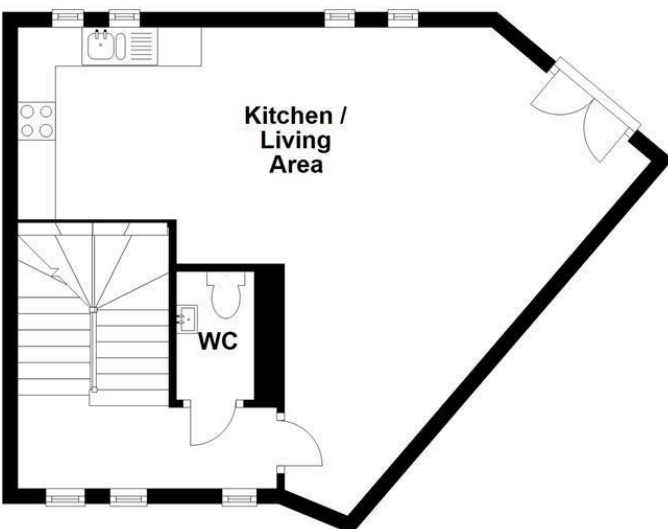
Ground Floor

Approx. 6.8 sq. metres (73.5 sq. feet)



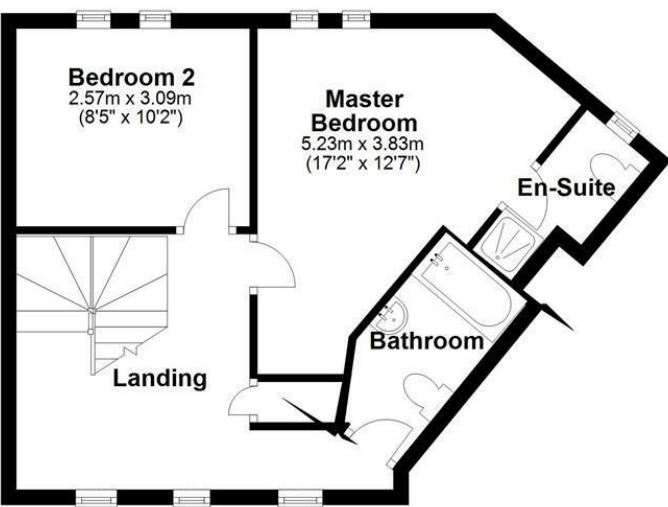
First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)

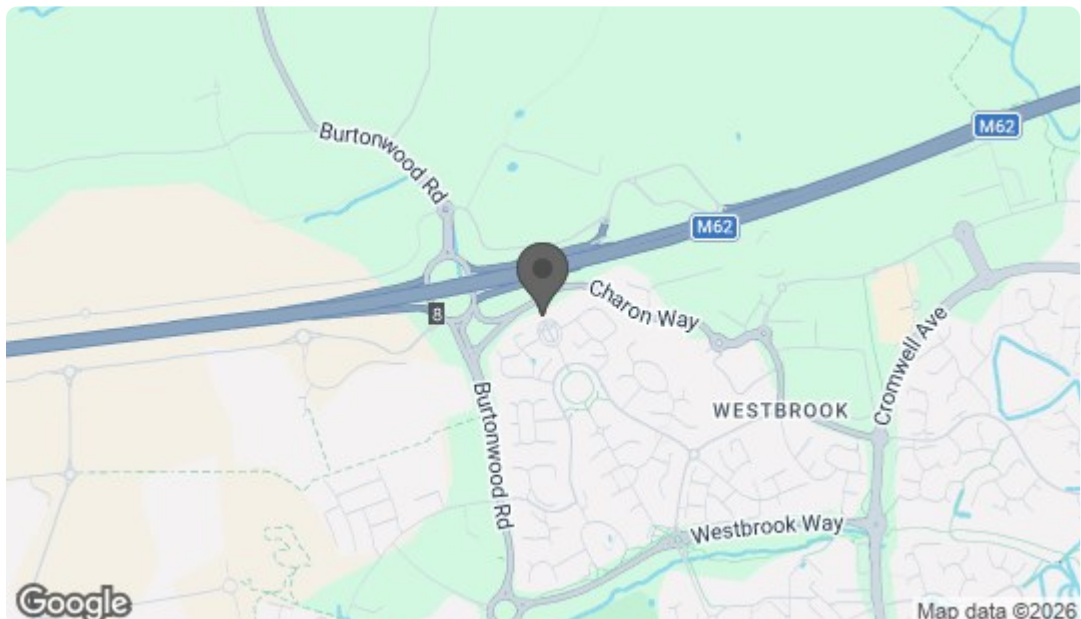


Second Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 87.9 sq. metres (946.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		