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3 Beech Grove, Warrington, WA4 1EG

£1,100 PCM

THREE BEDROOM PROPERTY | MODERN THROUGHOUT | POPULAR LATCHFORD LOCATION | SPACIOUS KITCHEN | UPVC DOUBLE GLAZING | DETACHED GARAGE | PRIVATE DRIVEWAY | ENCLOSED REAR GARDEN | AVAILABLE NOW | COUNCIL TAX BAND B | VIEWING HIGHLY RECOMMENDED

Situated in the popular residential area of Latchford, this modern three-bedroom property offers well-presented accommodation throughout, making it an ideal home for families, couples and professionals alike.

The ground floor comprises a welcoming entrance hall, a spacious living room and a modern fitted kitchen with ample storage, generous worktop space and room for dining, creating the perfect space for everyday living.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden, front garden, detached garage and a private driveway, providing off-road parking and additional storage. The property is available immediately and is ready to move straight into.

EXTERNAL



Externally, the property benefits from front and rear gardens, with the rear providing a great outdoor space for relaxing or entertaining. The property also benefits from a detached garage, offering secure parking or additional storage, and an off road driveway.

HALLWAY

A welcoming entrance hall providing access to the ground floor accommodation, with stairs leading to the first floor.

LIVING ROOM



A bright and spacious reception room with ample space for a range of living room furniture, creating a comfortable setting for relaxing or entertaining.

KITCHEN DINER



A generously sized fitted kitchen offering an excellent range of wall and base units, ample worktop space and room for a dining table. A door provides direct access to the rear garden, making it ideal for everyday family living.

LANDING

Providing access to all three bedrooms, the family bathroom and loft access.

BEDROOM 1



A well-proportioned double bedroom overlooking the front aspect, offering plenty of space for freestanding furniture.

BEDROOM 2



A comfortable second bedroom, ideal as a guest room, children's bedroom or home office.

BEDROOM 3



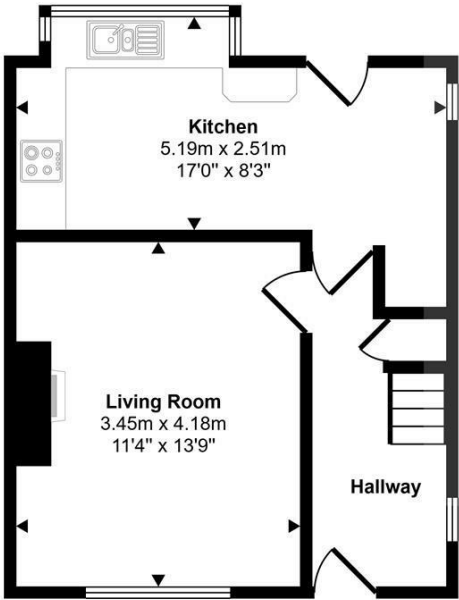
A versatile third bedroom, perfect for a nursery, study or single bedroom.

BATHROOM

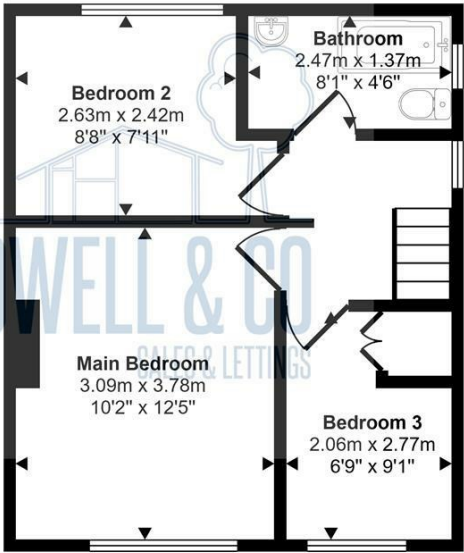


Fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level W.C. and wash hand basin.

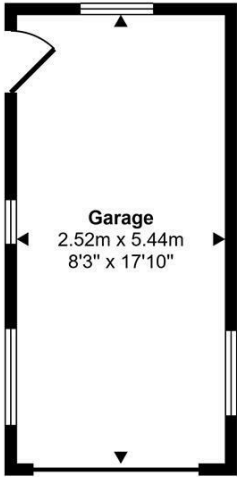
Approx Gross Internal Area
81 sq m / 876 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft

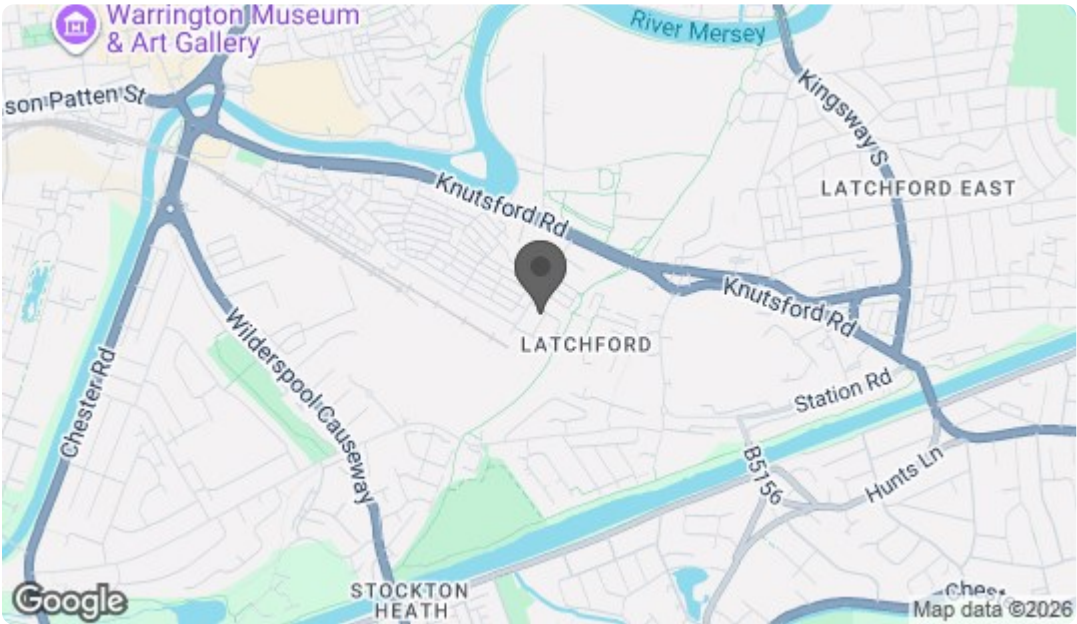


First Floor
Approx 34 sq m / 364 sq ft



Garage
Approx 14 sq m / 148 sq ft

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		