

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



103 Borron Road, Newton-Le-Willows, WA12 0JU

£1,200 PCM

THREE BEDROOM SEMI DETACHED PROPERTY, KITCHEN DINER, LIVING ROOM WITH ELECTRIC FIRE, FRESHLY PINTED THROUGHOUT, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, DRIVEWAY PARKING, VIEWING RECOMMENDED.

We are delighted to offer to the rental market, this well presented semi detached property, located in a popular residential area on Borron Road.

The accommodation, which has been freshly painted throughout, comprises entrance hallway, with stairs leading up to the first floor, fitted kitchen diner, comfortable lounge with electric feature fireplace, master bedroom with ensuite, two additional bedrooms, and family bathroom.

Externally there is a driveway providing plenty of off road parking to the front and a delightful rear garden with patio area along with a Storage Shed.

Available now, viewing recommended.

EXTERNAL



Externally this property has a rear enclosed yard with a shed and off road driveway parking.

HALLWAY



With carpeted stairs leading to the first floor accommodation, freshly painted, wood laminate flooring.

LIVING ROOM



Freshly painted with a large bay window to the front elevation, feature electric fire place.

KITCHEN DINER



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in oven and gas hob with extractor above, part tiled walls, pendant ceiling lighting, tiled floor, plumbed for a washing machine, french door leading to the rear garden, Upvc double glazed window to the rear elevation, freshly painted.

CLOAKROOM/ W.C



Fitted with a low level w.c and wash hand basin, Upvc double glazed window to the side elevation.

FIRST FLOOR LANDING



With access to all rooms and the storage cupboard.

BEDROOM 1



Attractive master bedroom with two Upvc double glazed windows to the front elevation, carpeted flooring, panelled feature walls, access to the ensuite shower room, freshly painted.

EN SUITE SHOWER



Fitted with a pedestal wash hand basin and shower enclosure, tiled walls, vinyl floor, Upvc double glazed window to the side elevation.

BEDROOM 2



Double bedroom with a Upvc double glazed window to the rear elevation, carpeted flooring, freshly painted.

BEDROOM 3



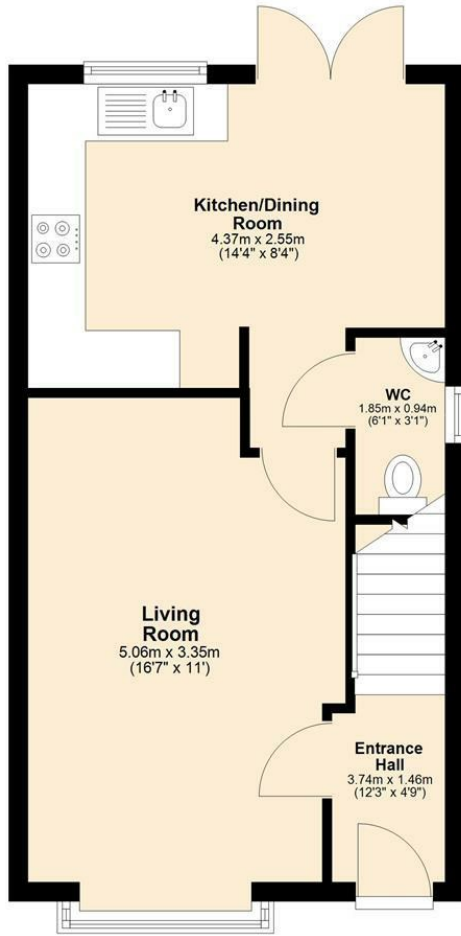
With a Upvc double glazed window to the rear elevation, carpeted flooring, freshly painted

BATHROOM

Fitted with a low level w.c, pedestal wash hand basin and panelled bath, part tiled walls, vinyl floor.

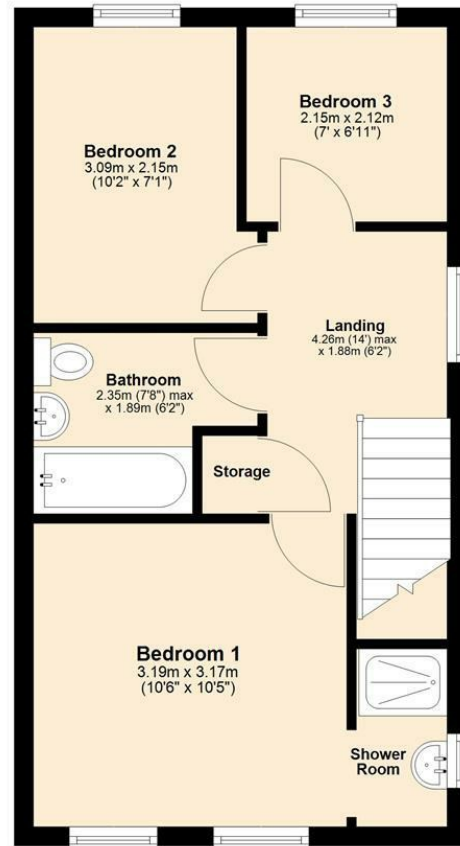
Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)

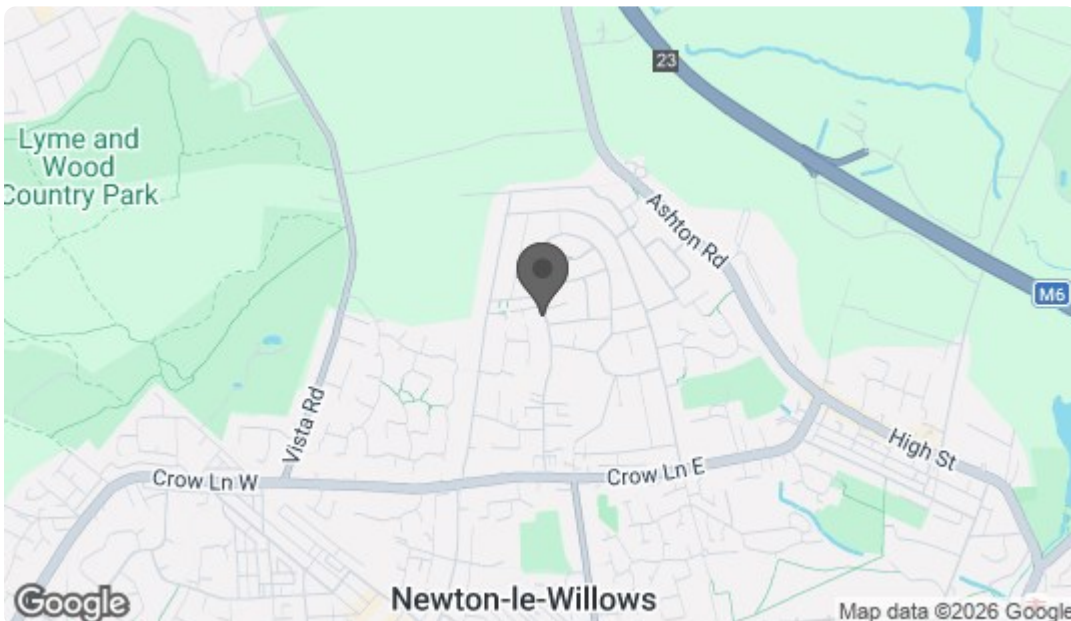


First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.7 sq. feet)



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	