

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 118 Cabul Close, Warrington, WA2 7SE

### £1,100 Per Month

END TERRACE PROPERTY, FOUR BEDROOMS, NEWLY REFURBISHED, MODERN INTERIORS, REAR ENCLOSED GARDEN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

We are thrilled to offer to the rental market, this beautiful four bedroom end terrace property, located on Cabul Close, just a short walk away from local amenities, schools and transport links.

Presented to a high standard throughout the accommodation briefly comprises; entrance hall with stairs leading up, ground floor w.c, living room open plan with snug, with storage cupboard, modern fitted kitchen with integrated oven and electric hob and appliances. To the first floor are four great sized bedrooms and a contemporary family bathroom featuring a shower over bath.

Benefiting from uPVC double glazing and Gas central heating throughout, the property also has an enclosed garden to the rear providing private outside space. This newly refurbished property is available immediately and is perfect for professionals, couples, small families or anyone looking for a low-maintenance, move-in-ready home in a popular and well-connected location.

Early viewing is highly recommended to avoid disappointment.

## EXTERNAL



Externally this property has a large rear garden.

## HALLWAY

Entrance hall with stairs leading to the first floor.

## W.C

accessed from the hallway, with a low level w.c and a wall mounted wash hand basin.

## 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, fridge freezer, washing machine, part tiled walls, pendant ceiling lighting, tiled flooring, uPVC double glazed windows to the rear elevation, along with a uPVC door to the rear garden.

## LIVING ROOM



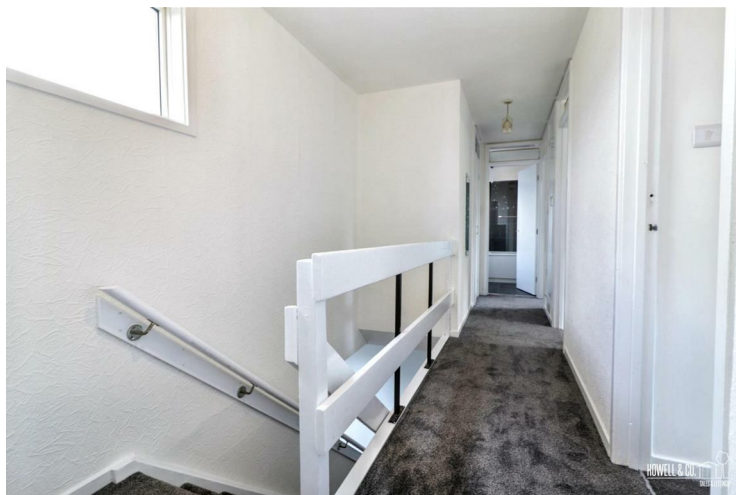
With uPVC sliding doors to the rear elevation, under stairs storage cupboard, open plan to the snug/dining room, new carpets.

## SNUG / DINING ROOM



With uPVC double glazed window to the rear elevation, under stairs storage cupboard, open plan to the living room, new carpets.

## LANDING



Access to all first floor rooms, two storage cupboards.

## BEDROOM 1



With uPVC double glazed window to the rear elevation, new carpets.

## BEDROOM 2



With uPVC double glazed window to the rear elevation, new carpets.

### BEDROOM 3



With uPVC double glazed window to the rear elevation, new carpets.

### BEDROOM 4



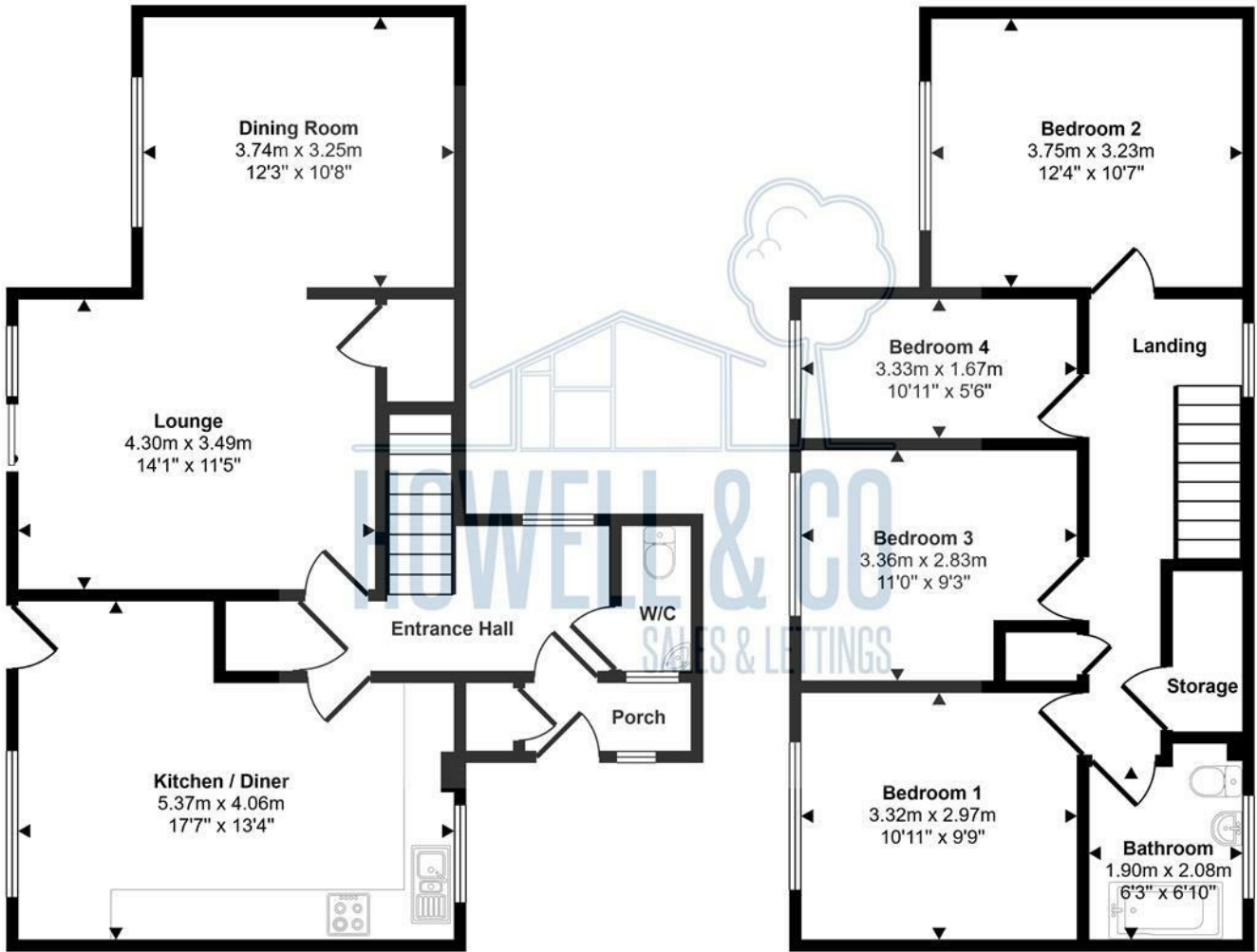
With uPVC double glazed window to the rear elevation, new carpets.

### BATHROOM



Fitted with a low level w.c, pedestal wash hand basin, panelled bath with shower over, tiled walls and floor, uPVC double glazed window to the front elevation.

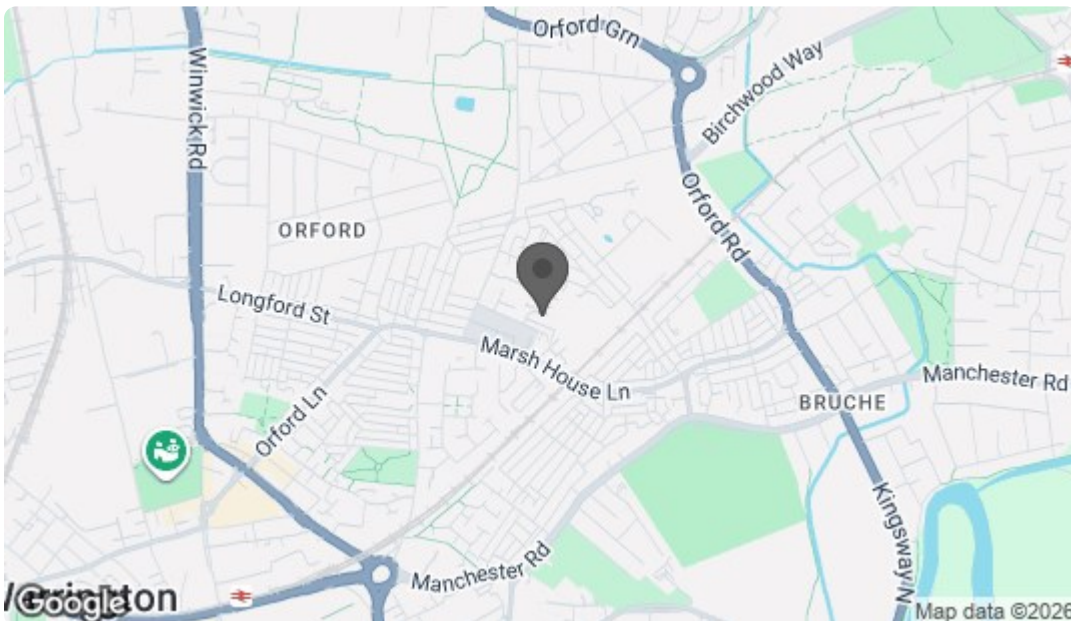
Approx Gross Internal Area  
116 sq m / 1246 sq ft



Ground Floor  
Approx 61 sq m / 661 sq ft

First Floor  
Approx 54 sq m / 586 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 <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	