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9 Rock Road, Warrington, WA4 1QG

£1,000 PCM

THREE BEDROOMS, CONSERVATORY, KITCHEN-DINER, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, MODERN FITTED KITCHEN, QUIET RESIDENTIAL AREA

We are thrilled to offer to the rental market, this beautifully presented three bedroom terraced property on Rock Road, Latchford.

Finished to a high standard, this property briefly comprises: Entrance hallway with stairs leading to the first floor, great sized living room with gas fire, modern kitchen/diner with gas hob, conservatory, family bathroom, and three good sized bedrooms.

Complete with Upvc double glazing and gas central heating, this property is available from the 15th of September, and early viewing is recommended to avoid disappointment.

Occupying a desirable location on Rock Road, this accommodation is a short distance away from the centre of Latchford Village and its amenities. The area benefits from being close to bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

LOUNGE



With a Upvc double glazed window to the front elevation, coved ceiling, Parquet flooring, feature fireplace with "Living Flame" gas fire.

DINING KITCHEN



Fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap, built-in electric oven and gas hob, part tiled walls, plumbed for washing machine, Upvc double glazed window to the rear elevation.

DINING KITCHEN

BATHROOM/W.C



Fitted with a three piece white bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower, tiled walls.

CONSERVATORY



Attractive Upvc double glazed conservatory with blinds and a door leading out to the rear yard.

FIRST FLOOR LANDING

BEDROOM ONE



Good sized master bedroom with A Upvc double glazed window to the front elevation, built in storage.

BEDROOM TWO



Second double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM THREE



With a Upvc double glazed window to the rear elevation.

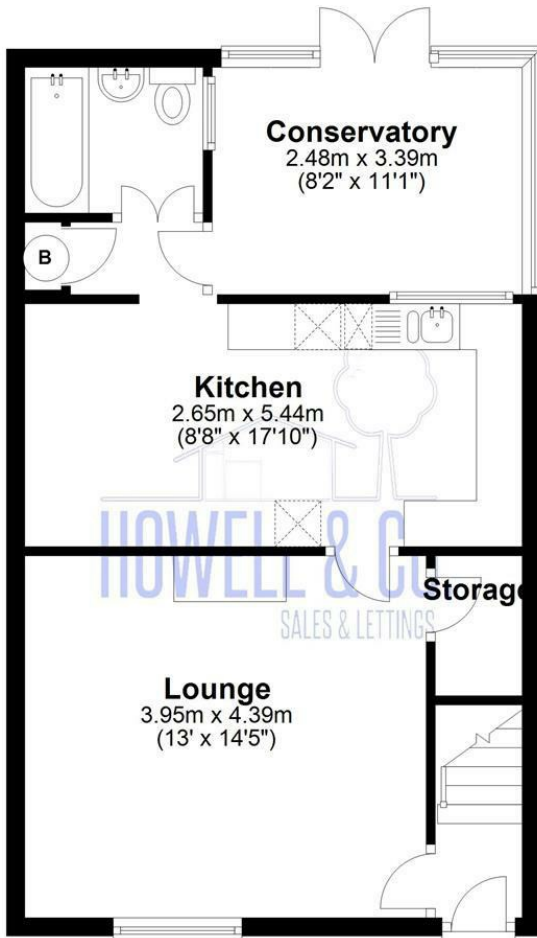
REAR YARD



Externally the property has an enclosed yard area to the rear elevation with gate access.

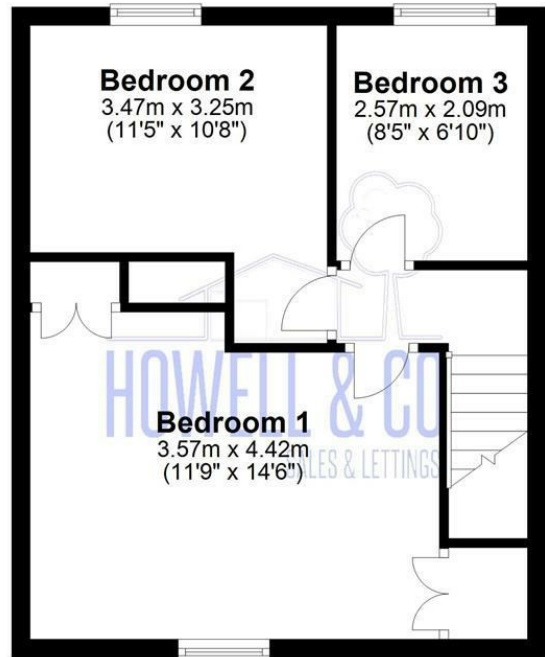
Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)

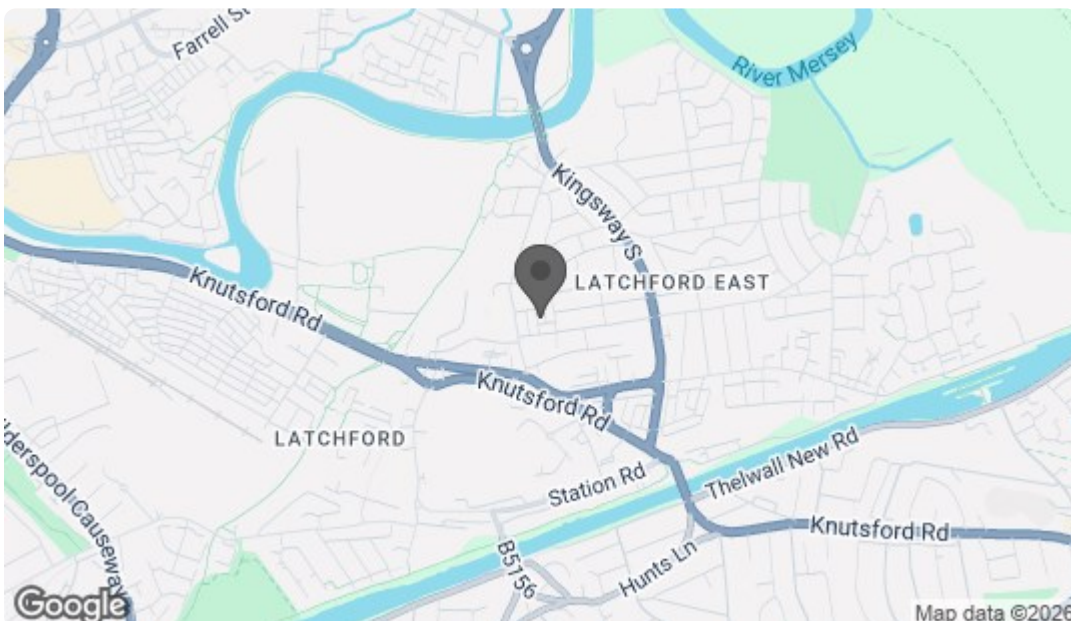


First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 86.8 sq. metres (933.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		