

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



23 Windsor Drive, Warrington, WA4 2NU

£1,400 Per Month

SEMI DETACHED HOUSE, THREE BEDROOMS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, DRIVEWAY PARKING, FRONT AND REAR GARDENS, AVAILABLE 1ST MARCH, PETS CONSIDERED.

Howell & Co. are delighted to introduce new to the lettings market this three bedroom semi-detached property in Grappenhall, one of south Warrington's most desirable residential areas.

Finished to a high standard with tasteful interior decor throughout. The accommodation briefly comprises; Spacious lounge, fully fitted dining / kitchen with built in oven and hob. To the first floor are 2 generous double bedrooms and a further smaller double bedroom and a modern family bathroom complete with a shower over the bath.

The property has the benefit of off road parking, UPVC double glazing and gas central heating throughout.

A lovely feature of this house is the rear garden, large and laid mainly to lawn it also has an attractive paved area. To the front there is a driveway.

Occupying a prime position close to all local amenities and just a short drive from access to both the M6 and M56 motorways the property would make a perfect family home. Available for occupation immediately, early viewing is highly recommended.

ENTRANCE HALLWAY

CLOAKROOM/W.C

FAMILY LOUNGE



BEDROOM TWO



BEDROOMS THREE

BATHROOM/W.C



DINING KITCHEN



FIRST FLOOR LANDING

BEDROOM ONE



OUTSIDE



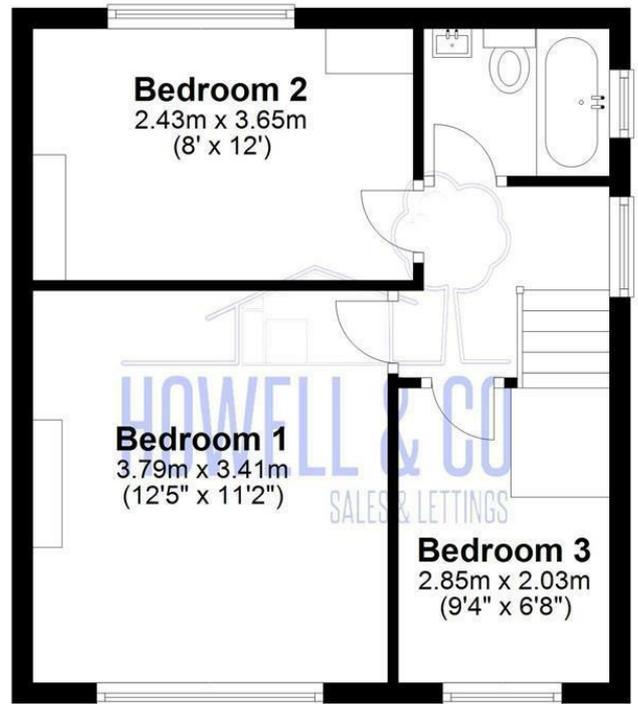
Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)

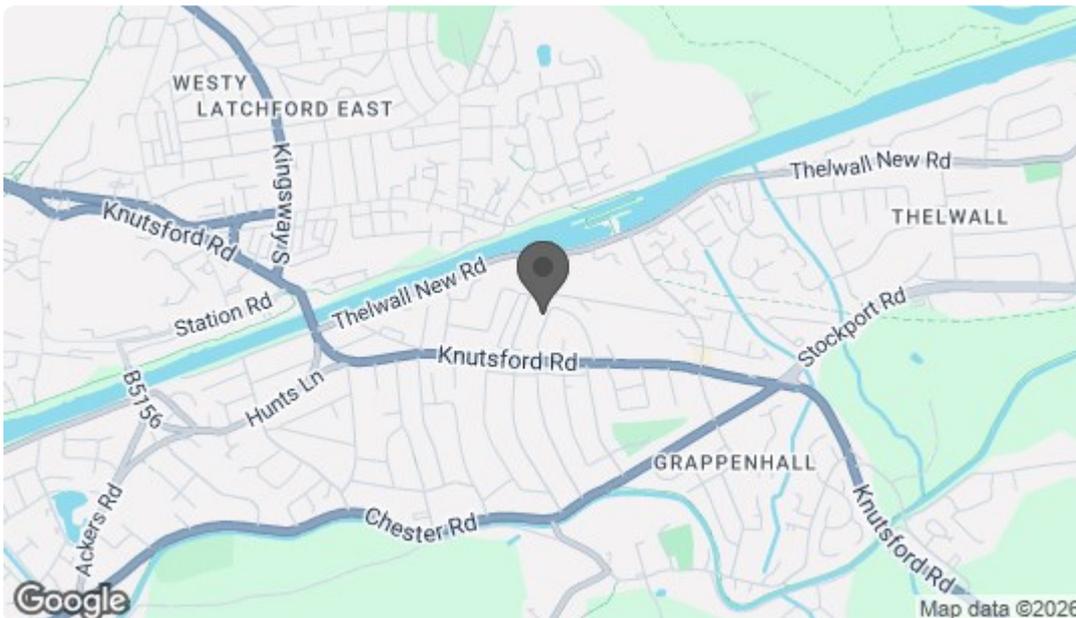


First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	