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£950 PCM

FABULOUS MID TERRACED HOUSE, TWO BEDROOMS, IMMACULATE THROUGHOUT, TWO RECEPTION ROOMS, FIRST FLOOR BATHROOM, SOUGHT AFTER LOCATION, ENCLOSED REAR YARD, VIEWING RECOMMENDED!

We are delighted to offer this fabulous mid terraced house which is presented to a high standard and benefits from Upvc double glazing and gas central heating. Briefly comprises: Entrance hallway, two reception rooms, attractive open plan dining kitchen with a built in double oven and hob, first floor landing, two double bedrooms and a bathroom/w.c. Externally the property has an enclosed paved rear yard with gate access and brick built store. Viewing recommended.

ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

SNUG

12'0" x 9'4" (3.67m x 2.85m)



With a Upvc double glazed window to the front elevation, wood laminate flooring, opening through to the lounge.

LOUNGE

13'1" x 13'0" (3.99m x 3.96m)



Good sized family lounge with wood laminate flooring, coved ceiling, Upvc double glazed window to the rear elevation, opening through to the dining area.

DINING AREA

10'1" x 5'8" (3.08m x 1.73m)



Open plan to the kitchen with wall light points, inset ceiling spot lighting, ceramic tiled floor, Upvc double glazed door opening to the rear yard, Velux window.

KITCHEN

10'1" x 5'11" (3.08m x 1.80m)



Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel double oven and gas hob, plumbed for a washing machine, part tiled walls, ceramic tiled floor, inset ceiling spot lighting, Upvc double glazed window to the rear elevation.

MASTER BEDROOM

11'6" x 13'0" (3.50m x 3.96m)



Good sized master bedroom with coved ceiling, Upvc double glazed window to the front elevation.

BEDROOM TWO

13'2" x 9'5" (4.02m x 2.86m)



Second double bedroom with a Upvc double glazed window to the rear elevation, coved ceiling, loft access.

BATHROOM/W.C



Fitted with a three piece bathroom suite in white comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower and glass screen, part tiled walls, inset ceiling spot lighting, Upvc double glazed window to the rear elevation.

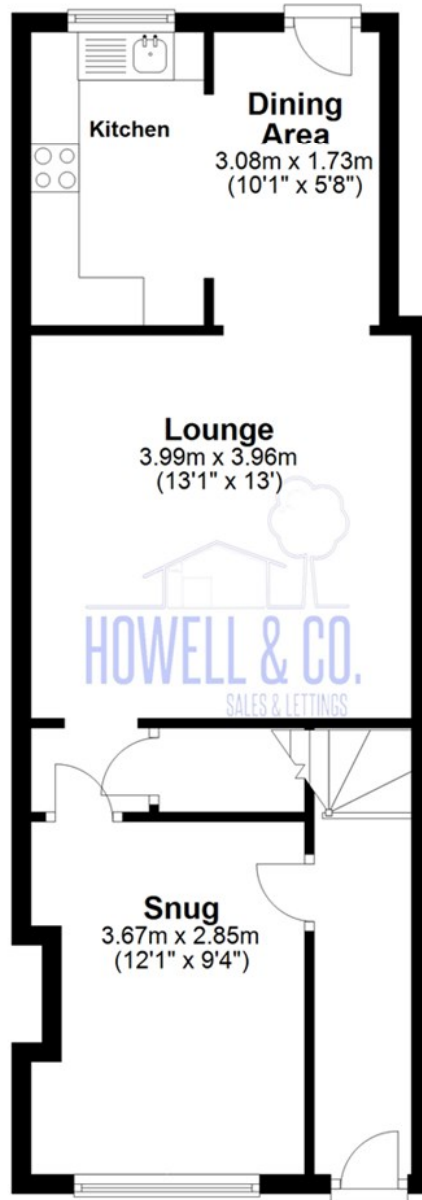
OUTSIDE



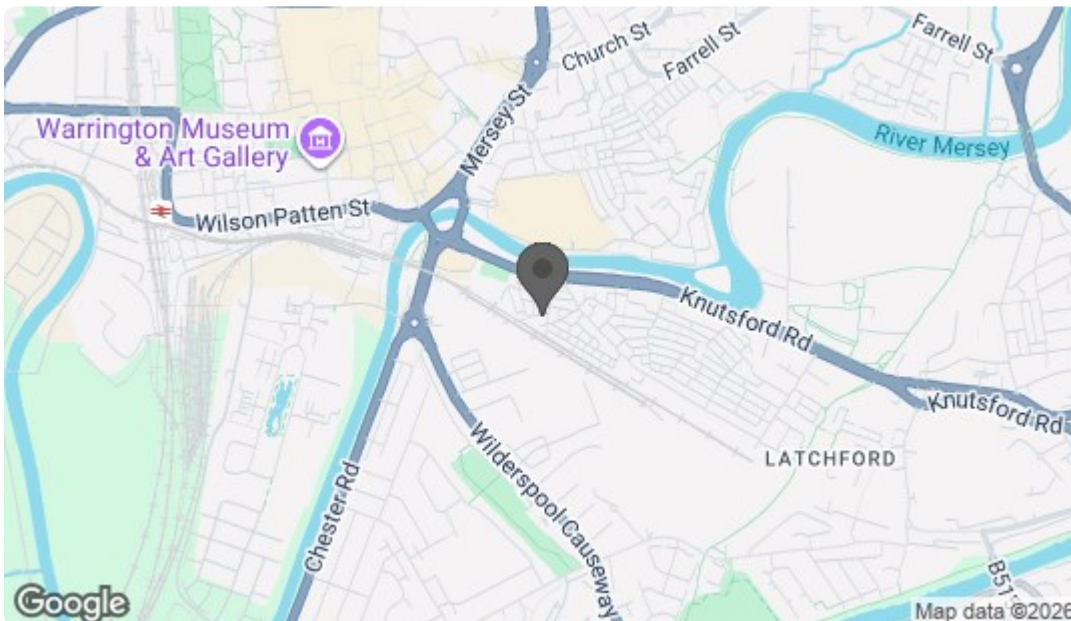
Externally the property has an enclosed paved rear yard area with gate access and brick built store.

Ground Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 85.1 sq. metres (916.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	