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103 Kingsway South, Warrington, WA4 1RW

£1,050 PCM

SEMI DETACHED, THREE BEDROOMS, NEWLY REFURBISHED THROUGHOUT, REAR GARDEN, DRIVEWAY PARKING, GREAT LOCATION, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer to the rental market, this beautiful three bedroom property located on Kingsway South. Well presented throughout, this property is in a great location, close to local amenities.

The property has recently been completely refurbished to a high standard and briefly comprises: entrance hall, living room, a fully fitted kitchen complete with oven and electric hob. The ground floor is complete with downstairs w.c and utility room. To the first floor, this house is complete with three good sized bedrooms, and a modern bathroom.

The property benefits from Upvc double glazing, gas central heating, off road driveway parking and gardens to the front and rear. This property is available from the beginning of February and is sure to attract a lot of interest, therefore, viewing is highly recommended.

Occupying a desirable location on Kingsway South, this accommodation is a short drive away from Warrington Town Centre and its array of amenities including shops, clubs, bars and restaurants. The property is conveniently located just a short drive from both of Warrington's main railway stations, Central Station and Bank Quay Station, both of which are located in or near to the town centre. The area benefits from being close to local motorway networks, the M6 and M56, which allow for an easy commute from Liverpool, Manchester, to up and down the country.

EXTERNAL



Externally, this property has off road driveway parking, and gardens to the front and rear.

HALLWAY



Spacious hallway, with grey carpeted stairs leading up, and access to the living room and the kitchen.

KITCHEN



Great sized kitchen, complete with a range of wall and base units, incorporating plumbing for a washing machine, oven, electric hob and stainless steel sink with mixer tap. The kitchen is complete with a Upvc double glazed window to the rear elevation.

LIVING ROOM



Spacious living room complete with wood effect flooring, a large Upvc double glazed window to the front elevation, and light painted walls

UTILITY AND W.C

Complete with a low level W.C and two Upvc doors to the front and rear of the property.

BEDROOM 1



Bedroom of double proportions, complete with a large Upvc double glazed window to the front elevation and wood effect flooring.

BEDROOM 2



Second bedroom, with painted walls, a large Upvc double glazed window to the rear elevation and wood effect flooring.

BEDROOM 3



Third bedroom, complete with a Upvc double glazed window to the front elevation, and wood effect flooring.

BATHROOM



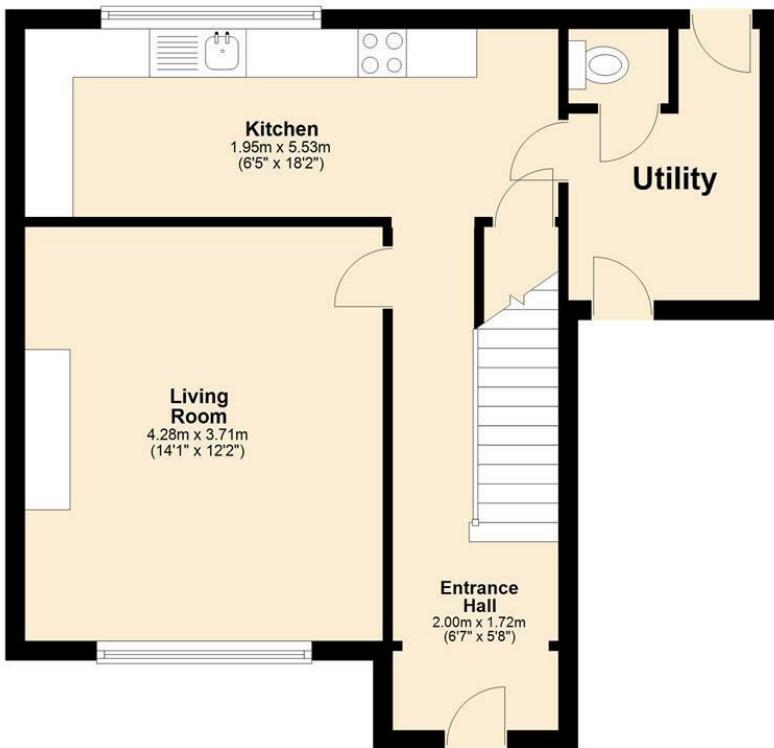
Fitted with a modern suite comprising: low level w.c low level w.c, wash hand basin with under storage unit and bath with shower over. Finished with a heated chrome towel radiator and a Upvc double glazed window to the rear elevation.

LANDING

Allowing access to all three bedrooms and the bathroom. Complete with a Upvc double glazed window.

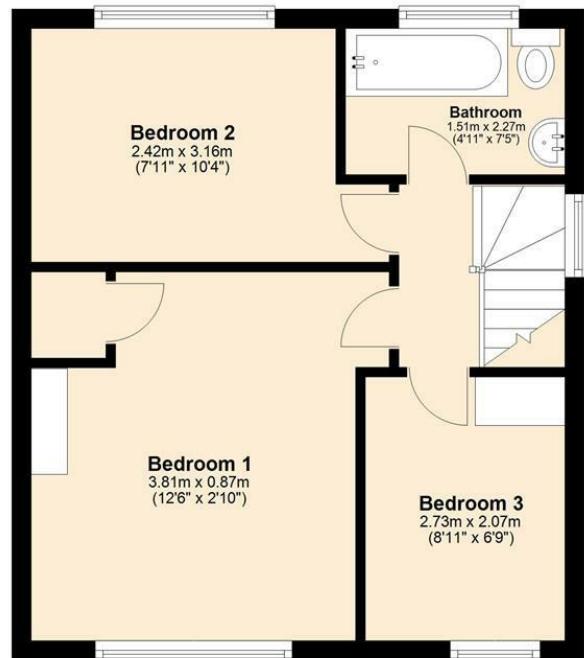
Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)

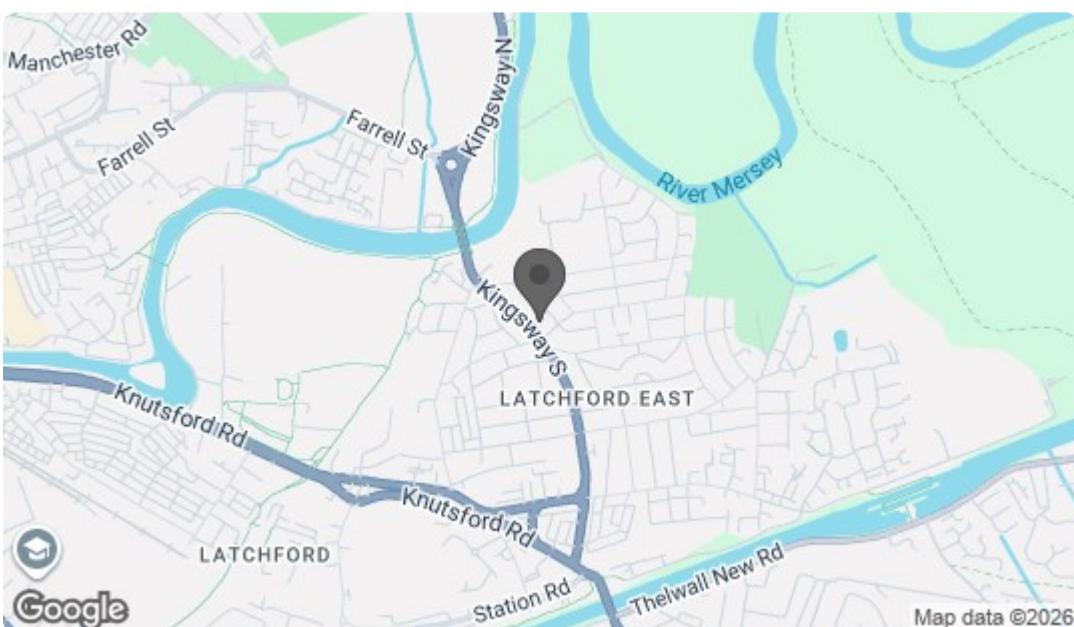


First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 77.1 sq. metres (829.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			68
(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	