

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)



## 72 Springfield, St. Helens, WA11 7LP

**£900 PCM**

FABULOUS SEMI DETACHED PROPERTY, THREE BEDROOMS, KITCHEN WITH ELECTRIC HOB, IMMACULATE THROUGHOUT, ATTRACTIVE REAR GARDEN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED!

Howell and Co. are delighted to offer to the rental market, this fabulous semi detached property which offers excellent accommodation over two floors and is situated in a highly sought after location.

Well presented throughout, this property briefly comprises: Entrance hallway, modern kitchen with electric hob, cloakroom/w.c, family lounge, separate dining room with French doors leading to the rear garden, first floor landing, three good sized bedrooms and family bathroom with shower over bath.

Benefiting from uPVC double glazing and gas central heating the property also offers an attractive enclosed rear garden. Available now, viewing highly recommended.

## EXTERNAL



Externally this property has a rear enclosed garden.

## LIVING ROOM



Large living area with a uPVC double glazed window, laminate flooring and light painted walls.

## DINING ROOM



Large living area with a uPVC double glazed window, a uPVC double glazed door, laminate flooring and light painted walls.

## KITCHEN



Modern kitchen, with a range of wall, base units. Incorporating sink with mixer tap, integrated oven and electric hob. Complete with part tiled walls and a uPVC double glazed window

## BEDROOM 1



With a uPVC double glazed window and carpeted flooring.

## BEDROOM 2



With a uPVC double glazed window and carpeted flooring.

### BEDROOM 3



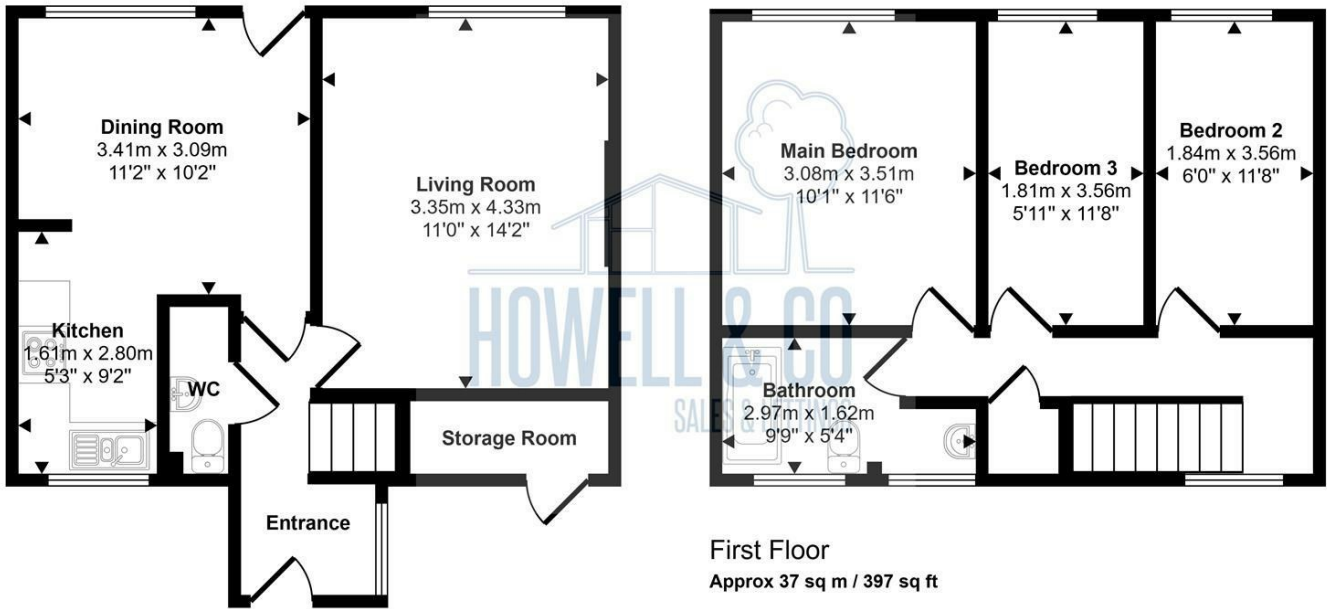
With a uPVC double glazed window and carpeted flooring.

### BATHROOM



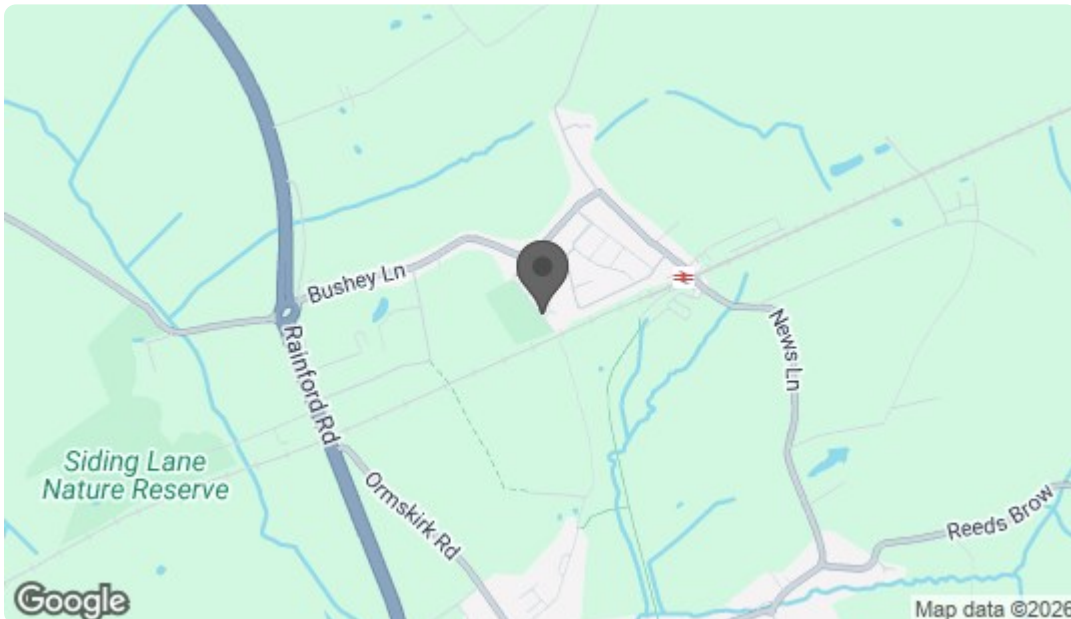
Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass shower screen, part tiled walls, extractor unit and a uPVC double glazed window.

Approx Gross Internal Area  
76 sq m / 817 sq ft



Ground Floor  
Approx 39 sq m / 420 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			
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	