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28 Nashville Drive, Warrington, WA5 8DZ

£1,250 PCM

FABULOUS END TERRACE PROPERTY, TWO BEDROOMS, KITCHEN WITH APPLIANCES, IMMACULATE THROUGHOUT, ATTRACTIVE REAR GARDEN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED!

Howell and Co. are delighted to offer to the rental market, this fabulous end terrace 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 appliances, cloakroom/w.c, family lounge with French doors leading to the rear garden, first floor landing, two double bedrooms with built in storage 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.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M56 motorways, which allow for easy commuting.

EXTERNAL



Externally, this property has a paved walk way, gardens to the front and rear.

ENTRANCE HALL



With access to the ground floor rooms, stairs leading to the first floor accommodation.

W.C



Fitted with a low level w.c and pedestal wash hand basin.

KITCHEN



Fitted with a range of wall and base units incorporating stainless steel sink unit with mixer tap, built in electric oven and gas hob with extractor above, integrated fridge freezer, free standing washing machine and dishwasher. Upvc double glazed window to the front elevation.

LIVING ROOM



Good sized family lounge with Upvc double glazed french doors to the rear elevation, access to rear garden and under stair storage cupboard.

LANDING



Access to all first floor rooms.

BEDROOM 1



Double bedroom with two Upvc double glazed window to the rear elevation, built in wardrobe

BEDROOM 2



Double bedroom with two Upvc double glazed windows to the front elevation and two storage cupboards.

BATHROOM



Family bathroom fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass screen, complete with part tiled walls.

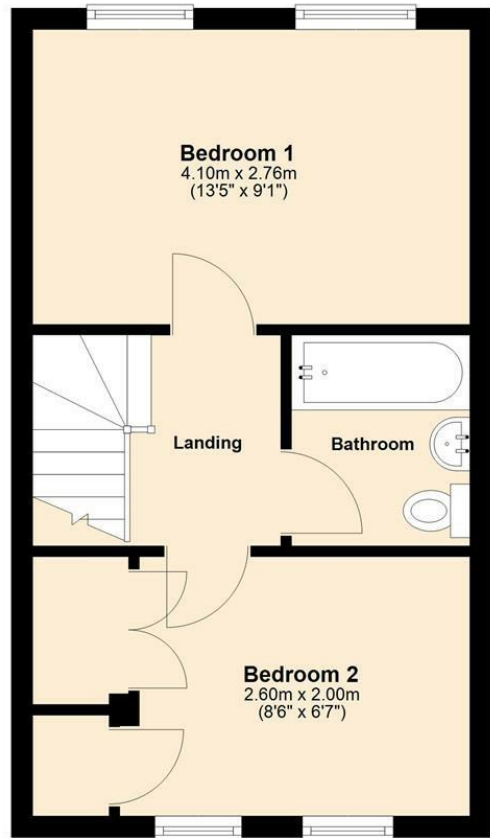
Ground Floor

Approx. 30.2 sq. metres (324.8 sq. feet)

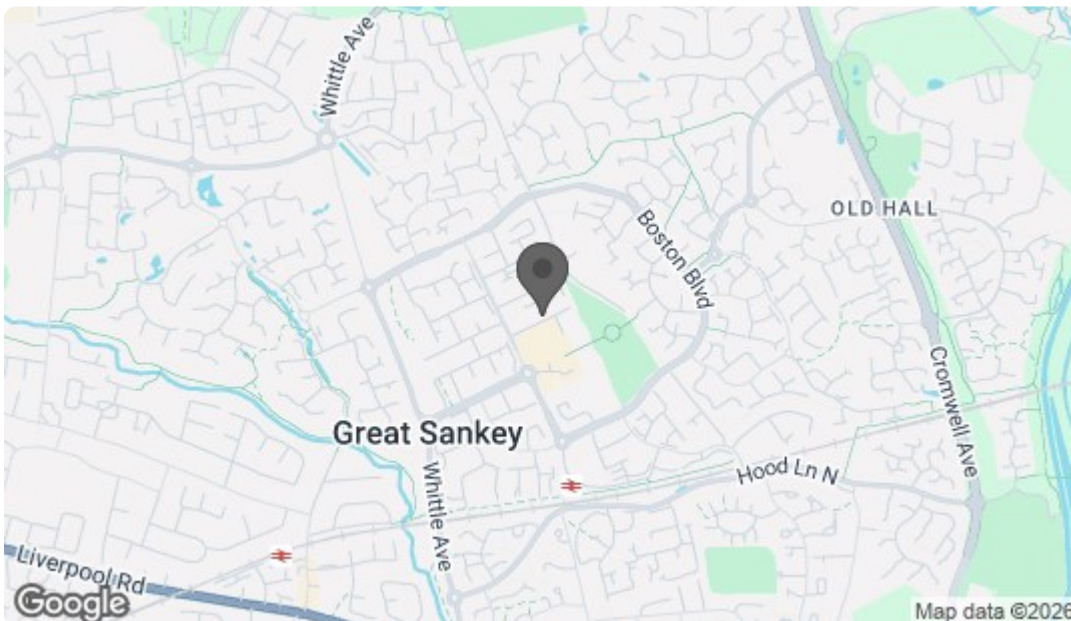


First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



Total area: approx. 60.0 sq. metres (645.5 sq. feet)



| 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 ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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