

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



9 Rock Road, Warrington, WA4 1QG

£1,000 PCM

THREE BEDROOM MID-TERRACE PROPERTY | MODERN KITCHEN/DINER | CONSERVATORY | SPACIOUS LIVING ROOM | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING | ENCLOSED REAR YARD | POPULAR LATCHFORD LOCATION | AVAILABLE 15TH SEPTEMBER | COUNCIL TAX BAND B

Situated in the popular residential area of Latchford, this beautifully presented three-bedroom mid-terrace property offers spacious and well-maintained accommodation, ideally located close to local amenities, schools and excellent transport links.

The ground floor comprises a welcoming entrance hallway, a generous living room with attractive parquet flooring and a feature gas fireplace, and a modern kitchen/diner fitted with a range of contemporary wall and base units, incorporating a built-in electric oven and gas hob. To the rear, the bright conservatory provides a versatile additional reception space with direct access to the enclosed rear yard.

To the first floor are three well-proportioned bedrooms, including two doubles and a comfortable single, all served by a modern family bathroom fitted with a three-piece suite. The property further benefits from UPVC double glazing and gas central heating throughout.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

LOUNGE



With a Upvc double glazed window to the front elevation, coved ceiling, Parquet flooring, feature fireplace with "Living Flame" gas fire.

DINING KITCHEN



Fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap, built-in electric oven and gas hob, part tiled walls, plumbed for washing machine, Upvc double glazed window to the rear elevation.

DINING KITCHEN

BATHROOM/W.C



Fitted with a three piece white bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower, tiled walls.

CONSERVATORY



Attractive Upvc double glazed conservatory with blinds and a door leading out to the rear yard.

FIRST FLOOR LANDING

BEDROOM ONE



Good sized master bedroom with A Upvc double glazed window to the front elevation, built in storage.

BEDROOM TWO



Second double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM THREE



With a Upvc double glazed window to the rear elevation.

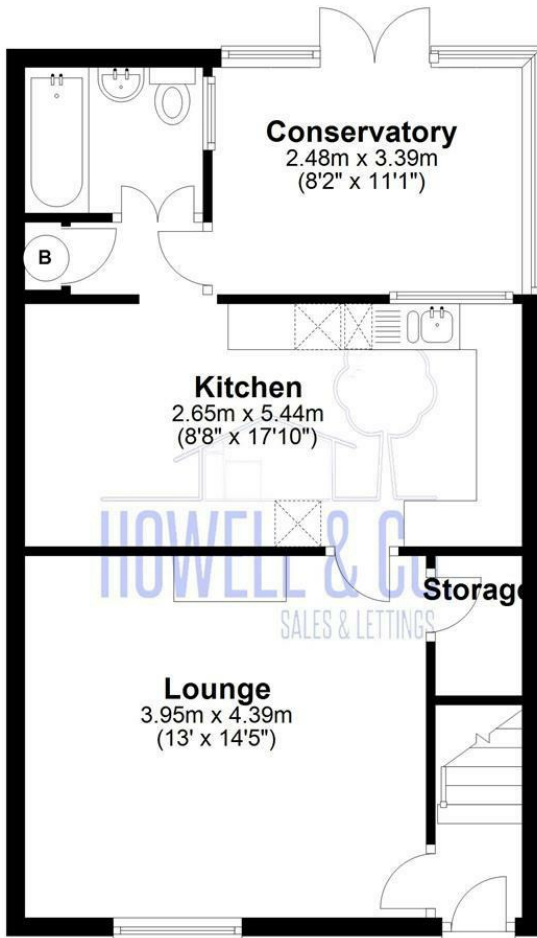
REAR YARD



Externally the property has an enclosed yard area to the rear elevation with gate access.

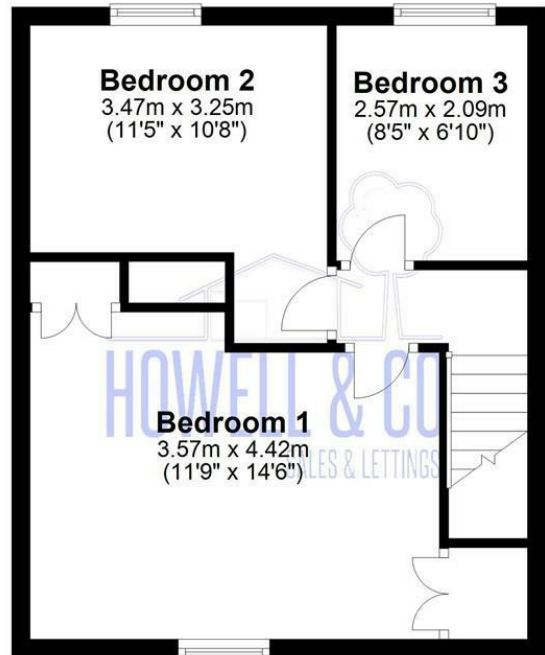
Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)

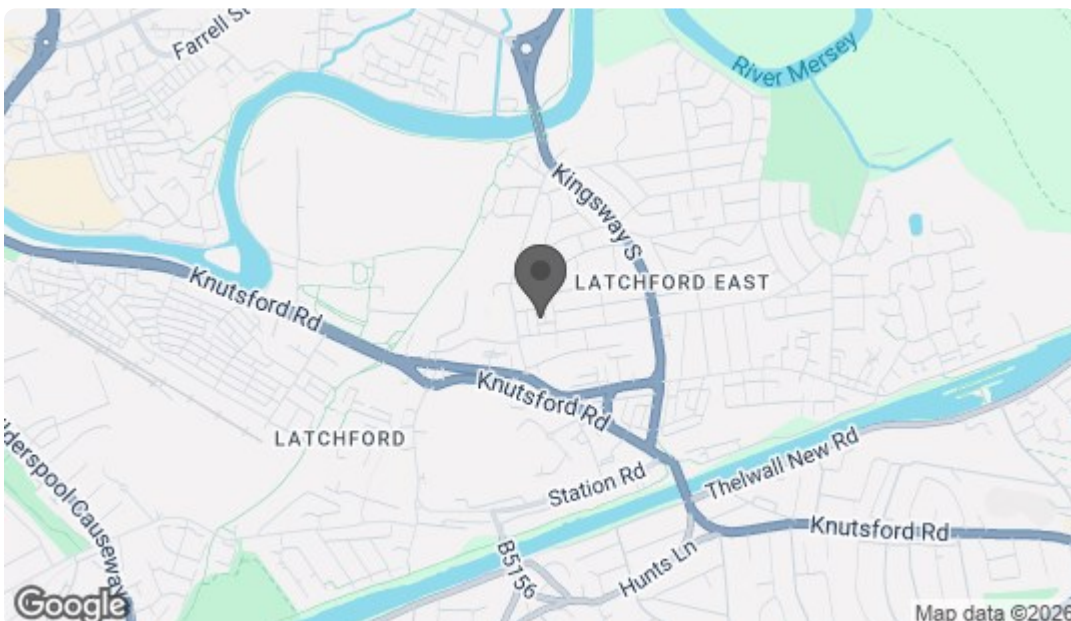


First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 86.8 sq. metres (933.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		