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17 Charlton Street, Warrington, WA4 1LX

£1,000 PCM

THREE BEDROOMS | SPACIOUS LIVING ROOM | OPEN PLAN KITCHEN/DINING AREA | CONSERVATORY | FRONT & REAR GARDENS | COUNCIL TAX BAND A

Howell & Co are delighted to bring to the market this spacious three-bedroom property, situated on Charlton Street in Warrington.

The property offers generous living accommodation throughout, comprising an entrance porch and hallway, good-sized living room, open-plan kitchen and dining area, and a conservatory providing access to the rear garden.

To the first floor are three well-proportioned bedrooms, including an excellent-sized main bedroom, alongside a family bathroom with a bath and shower over.

Externally, the property benefits from gardens to both the front and rear.

Situated within the popular area of Latchford, the property is conveniently positioned close to Latchford Village, which offers a range of local shops, amenities, cafés and everyday conveniences. Warrington Town Centre is also within easy reach, along with excellent transport links providing access to surrounding areas and the wider motorway network.

ENTRANCE PORCH

Accessed via double doors.

HALLWAY



With stairs leading to the first floor accommodation, coved ceiling.

LIVING ROOM



Good sized family lounge with a leaded double glazed window to the front elevation.

KITCHEN



Open plan to the dining area, with fitted base units incorporating a stainless steel sink unit with mixer tap, cooker point, extractor unit, part tiled walls, leaded double glazed window to the rear elevation.

DINING AREA



With an access door leading out to the conservatory, Under stairs storage cupboard, coved ceiling.

CONSERVATORY



With double glazed windows and exterior door leading to the rear garden, plumbing for a washing machine.

FIRST FLOOR LANDING



MASTER BEDROOM



Excellent sized master bedroom with a leaded double glazed window to the front elevation.

BEDROOM 2



Double bedroom with a Upvc double glazed window to the rear elevation, coved ceiling.

BEDROOM 3



With a leaded double glazed window to the front elevation, built in storage cupboard.

BATHROOM

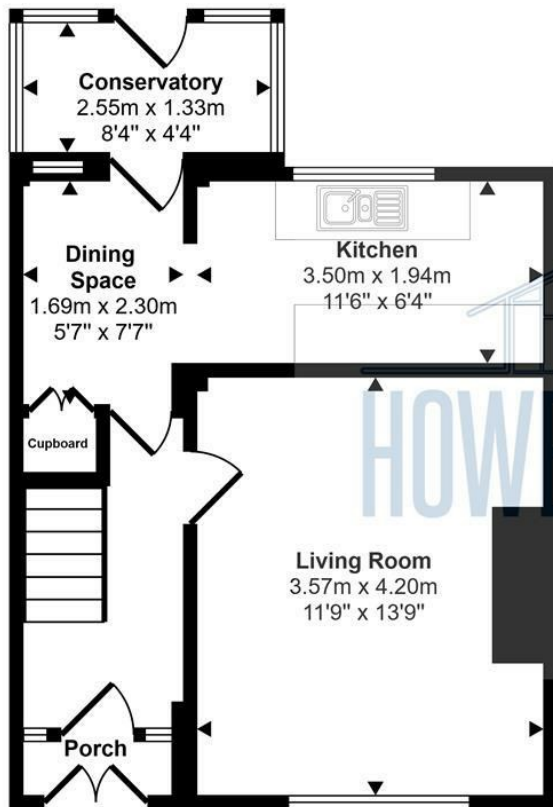


Fitted with a white modern bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over and glass shower screen, part tiled walls, Upvc double glazed window to the rear elevation.

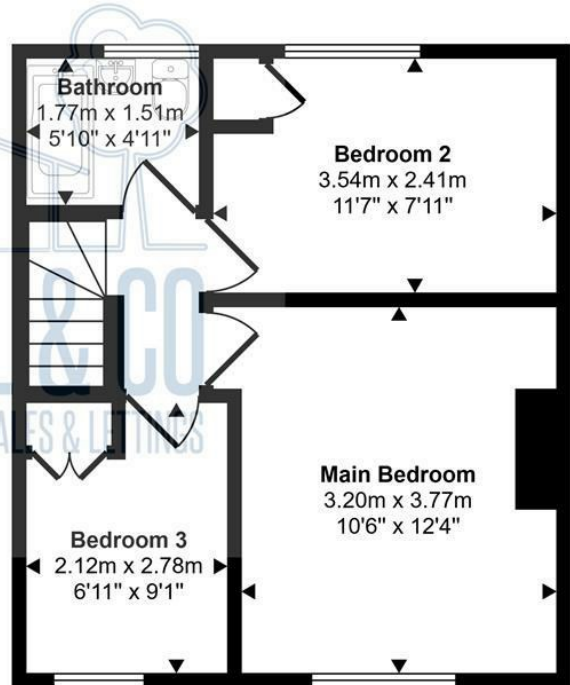
OUTSIDE

Externally the property has mature gardens to the front and rear elevations.

Approx Gross Internal Area
73 sq m / 783 sq ft

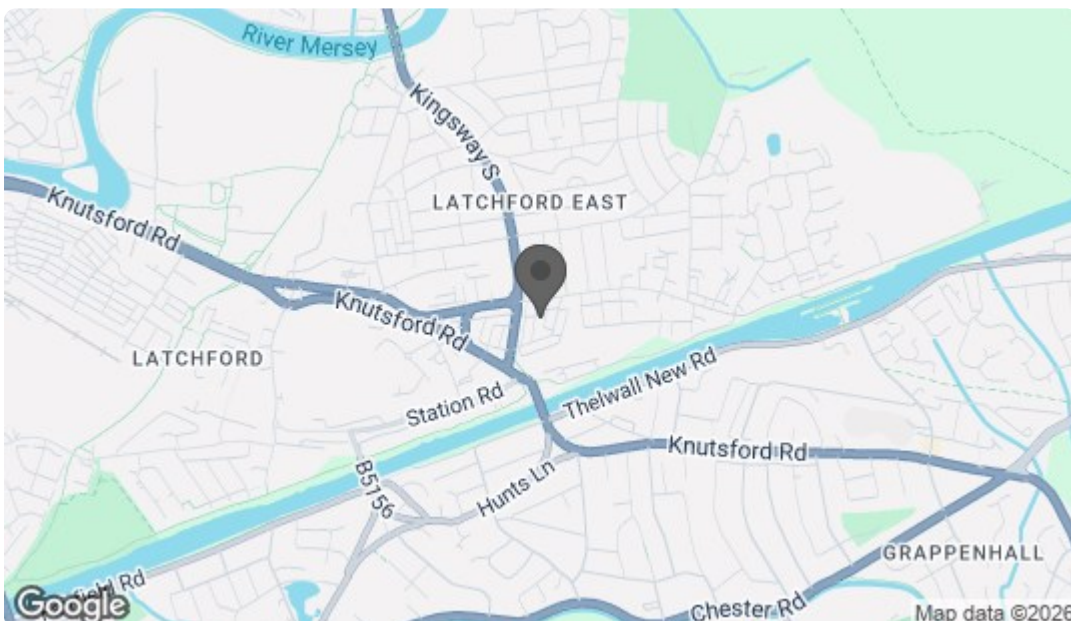


Ground Floor
Approx 38 sq m / 410 sq ft



First Floor
Approx 35 sq m / 373 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(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		