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168 Gainsborough Road, Warrington, WA4 6BL

£1,500 PCM

THREE BEDROOM SEMI DETACHED DORMA BUNGALOW, KITCHEN DINER WITH APPLIANCES, LIVING ROOM WITH ELECTRIC FIRE, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, DRIVEWAY PARKING, GARAGE AND GARDEN ROOM. VIEWING RECOMMENDED.

We are delighted to offer to the rental market, this well presented semi detached dorma bungalow, located in a popular residential area on Gainsborough Road.

The accommodation comprises: to the ground floor, entrance hallway, fully fitted kitchen diner with integrated appliances, conservatory/sun room, bedroom two with dual aspect windows, ground floor bathroom and comfortable lounge with electric feature fireplace and stairs leading up to the first floor. The master bedroom, bedroom three and an additional shower room can be found on the first floor.

Externally there is a driveway providing plenty of off road parking, front and rear gardens, garage and garden room in rear garden.

Available now, viewing recommended.

EXTERNAL



Externally, this property has off road driveway parking, a rear outhouse and garage access.

ENTRANCE HALL



Accessed via a Upvc double glazed door, access to all ground floor rooms.

KITCHEN DINING ROOM



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in oven and gas hob with extractor above, integrated fridge freezer, washing machine and dish washer, part tiled walls, pendant ceiling lighting, tiled flooring, Upvc double glazed window to the rear elevation, open plan on the conservatory.

SUNROOM/ CONSERVATORY



With windows to three sides and french doors to the rear enclosed garden.

LIVING ROOM



With a large Upvc double window to the front elevation, feature electric fire place, stairs leading to the first floor, feature wallpaper.

BATHROOM



Fitted with a low level w.c, pedestal wash hand basin with storage unit, panelled bath, separate shower enclosure, tiled walls and floor, Upvc double glazed window to the rear elevation.

BEDROOM 1



Attractive master bedroom with a Upvc double glazed window to the front elevation, and two velux windows to the rear, carpeted flooring, feature wall.

BEDROOM 2



Second bedroom with dual aspect Upvc double glazed windows to the front and side elevations, carpeted flooring.

BEDROOM 3 AND DRESSING ROOM



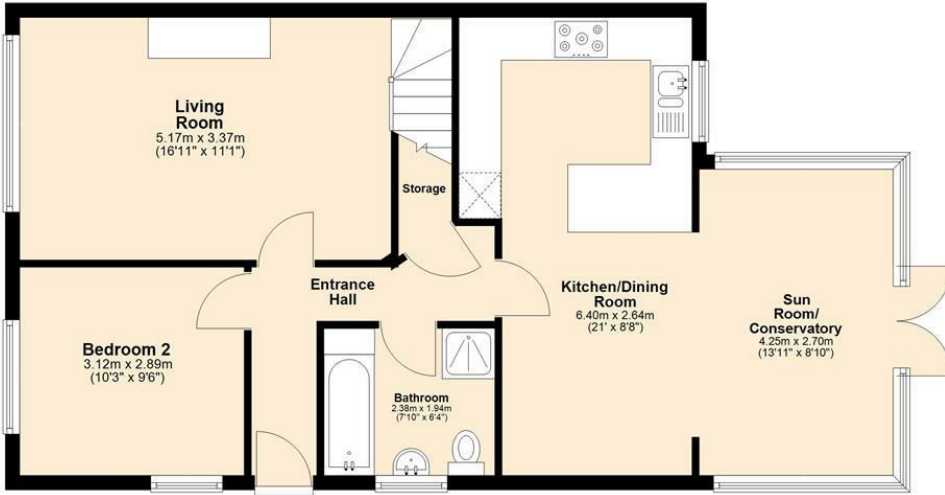
Single bedroom with a Upvc double glazed window to the front elevation, and a velux window to the rear, in the dressing room, carpeted flooring.

SHOWER ROOM

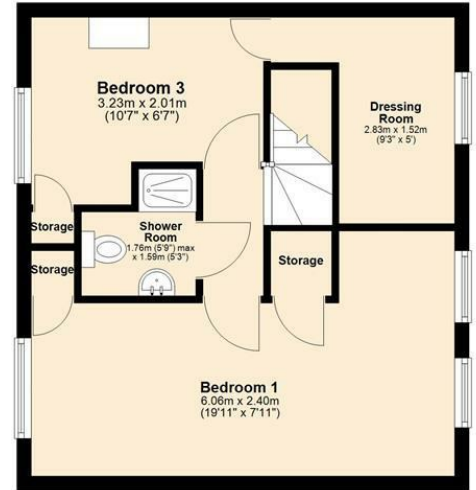


Fitted with a pedestal wash hand basin, low level w.c, and shower enclosure, tiled walls, vinyl floor.

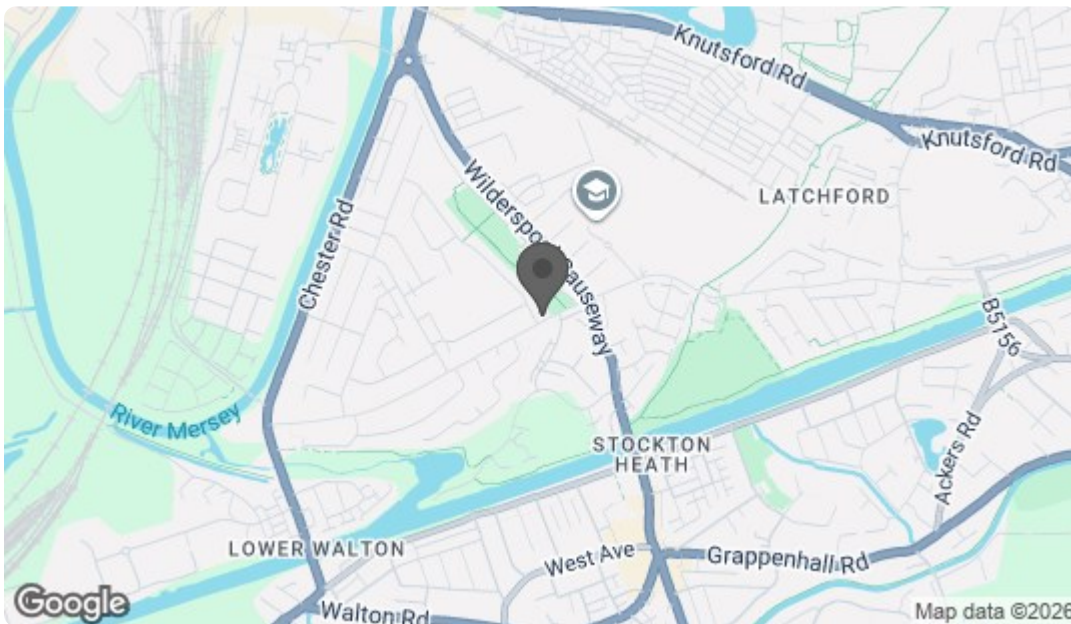
Ground Floor
Approx. 71.2 sq. metres (766.1 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 108.9 sq. metres (1172.5 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		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		
(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	