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HOWELL & CO.
SALES & LETTINGS










# 33 Slater Street, Warrington, WA4 1DN

## £950 PCM

Well Presented Two Bedroom Mid-Terraced Property | Popular Latchford Location | Close to Warrington Town Centre | Council Tax Band A

Howell and Co are delighted to offer for rent this well-presented two-bedroom mid-terraced property, ideally situated within the popular residential area of Latchford.

The property offers well-proportioned accommodation, making it an ideal home for couples, small families or professionals. Conveniently located within easy reach of Warrington town centre, the property also benefits from excellent access to a range of local amenities, shops, schools and transport links.

Latchford is a sought-after location, offering a great balance of local convenience and accessibility, with Warrington town centre and its wider range of facilities just a short distance away.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Available to rent – contact Howell and Co today to arrange your viewing.

## LOUNGE



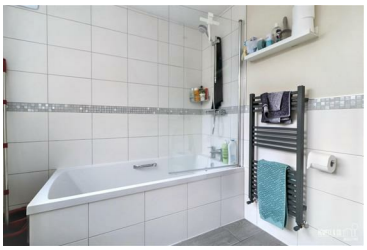

A bright and welcoming lounge featuring neutral décor, a feature fireplace and a large front-facing window allowing plenty of natural light. Offering ample space for comfortable seating and additional furnishings.

## KITCHEN




A modern fitted kitchen featuring a range of white wall and base units with complementary work surfaces and tiled splashbacks. The kitchen offers space for appliances, a dining table and chairs, with a rear-facing window providing natural light.

## BATHROOM




A well-presented ground floor bathroom comprising a panelled bath with shower over, wash hand basin and WC. Finished with partially tiled walls and a frosted window providing natural light and privacy.

## BEDROOM ONE




A spacious double bedroom featuring neutral décor and a front-facing window. Offering ample room for a double bed, wardrobes and additional bedroom furnishings.

## BEDROOM TWO



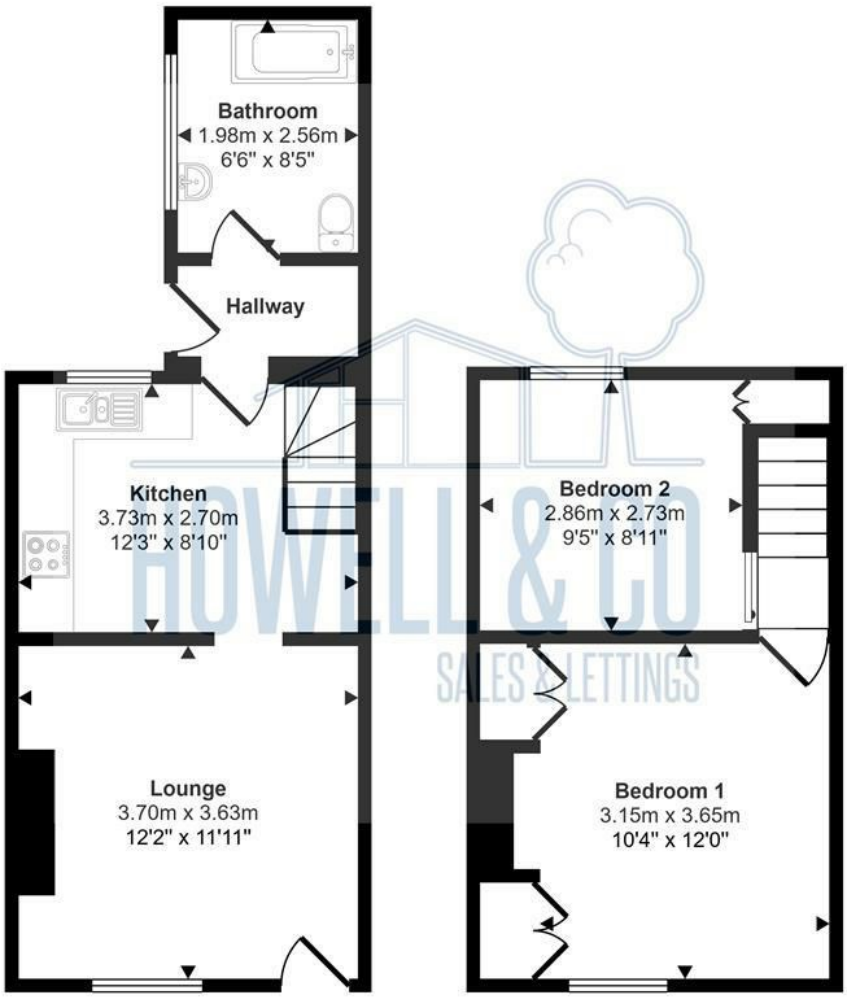
A versatile second bedroom with a rear-facing window and neutral décor. Suitable for use as a bedroom, home office or dressing room.

## OUTSIDE




To the rear, the property benefits from an enclosed yard with a decked seating area and decorative gravel, providing a low-maintenance outdoor space ideal for relaxing or entertaining.

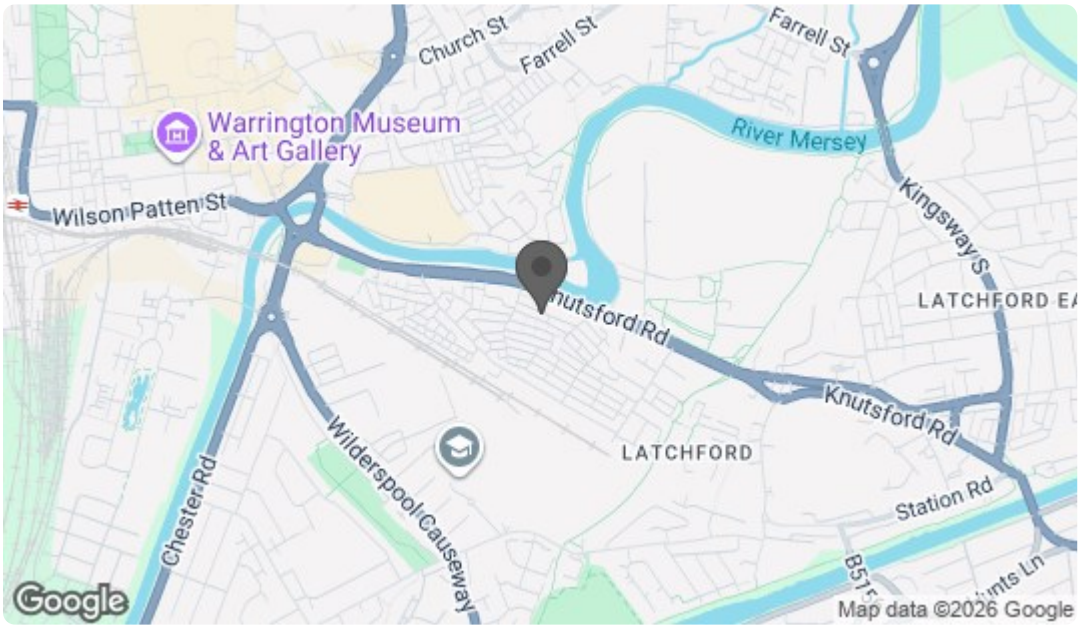
**Approx Gross Internal Area**
**57 sq m / 612 sq ft**

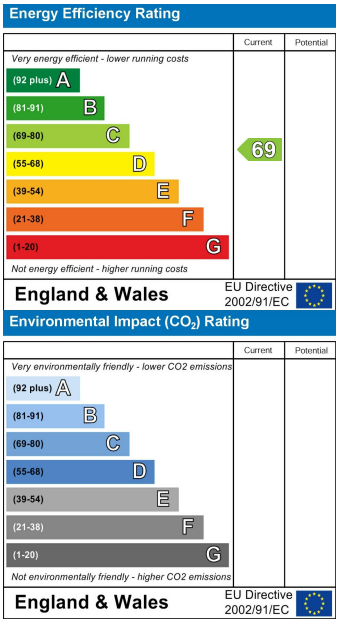



Ground Floor
**Approx 32 sq m / 344 sq ft**

First Floor
**Approx 25 sq m / 267 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.




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