

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 57 Slater Street, Warrington, WA4 1DN

**£900 PCM**

MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, SOUGHT AFTER LOCATION, SEPARATE LOUNGE AND DINING ROOM, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for rent this attractive mid terraced property which is situated in a sought after location and benefits from gas central heating and Upvc double glazing.

The accommodation briefly comprises: Entrance vestibule, lounge, separate dining room, modern fitted kitchen with a built in oven and hob, bathroom/w.c, first floor landing and two double bedrooms.

Externally the property has a enclosed rear courtyard area with gate access.

Viewing highly recommended.

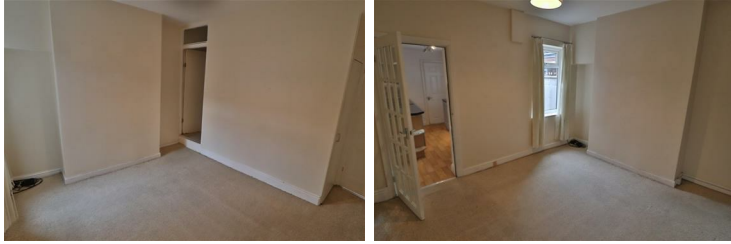
## ENTRANCE VESTIBULE

### LOUNGE



With a Upvc double glazed window to the front elevation, built in part glazed storage unit.

### DINING ROOM



Separate dining room with access to stairs leading to the first floor accommodation, Upvc double glazed window to the rear elevation.

### KITCHEN



Fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and halogen hob with extractor above, part tiled walls, wood laminate flooring, Upvc double glazed window to the side elevation.

### REAR ANTI SPACE

With external Upvc double glazed door leading to the courtyard area.

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with mixer shower attachment and glass screen, part tiled walls, wood laminate flooring, extractor unit, Upvc double glazed window to the side elevation.

## FIRST FLOOR LANDING

### MASTER BEDROOM



Double bedroom with a Upvc double glazed window to the front elevation.

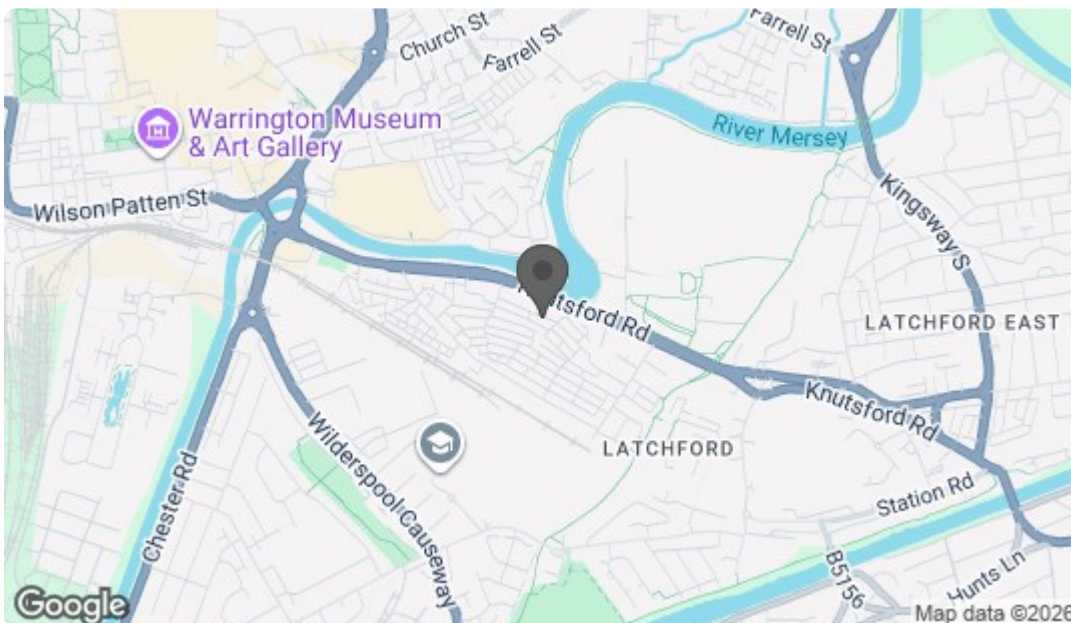
### BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, large walk in storage area.

## OUTSIDE

Externally the property has an enclosed rear courtyard area with gate access.



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