

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)



## 16 Market Street, Widnes, WA8 7SN

**£850 PCM**

TERRACED PROPERTY, TWO BEDROOMS, WELL PRESENTED THROUGHOUT, MODERN KITCHEN, TWO RECEPTION ROOMS, FIRST FLOOR BATHROOM, UPVC DOUBLE GLAZED, GREAT LOCATION, VIEWING RECOMMENDED, COUNCIL TAX BAND A

Howell and Co are delighted to offer to the rental market this well presented two bedroom terraced property on Market Street.

The property briefly comprises: entrance hall with stairs leading up, living room, dining room, modern kitchen with electric hob, large master bedroom, good sized second bedroom and large family bathroom to the first floor.

Complete with a rear yard, which is ideal for summer days, and benefitting from Upvc double glazed windows and gas central heating, this property is available immediately and viewing is highly recommended.

## EXTERNAL



Externally the property has street parking, and a beautiful, well kept, south facing garden, perfect for summer days.

## ENTRANCE HALL

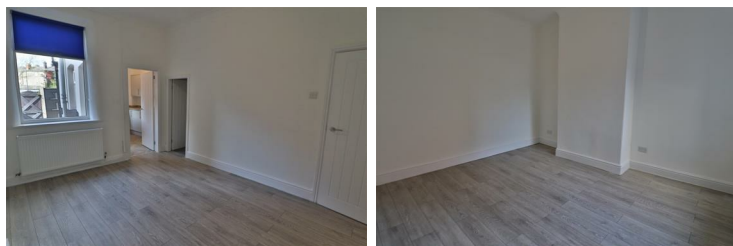
With stairs leading to the first floor accommodation.

## KITCHEN



Impressive kitchen with a range of wall and base units, incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and hob with extractor above, plumbed for a washing machine, Upvc double glazed window to the side elevation, exterior door to the rear yard.

## DINING ROOM



With a Upvc double glazed window to the rear elevation, wood effect flooring, under stair storage, access to the kitchen.

## LIVING ROOM



Attractive family lounge with a upvc double glazed window to the front elevation, carpeted flooring.

## FIRST FLOOR LANDING



Access to all rooms.

## BEDROOM ONE



Good sized master bedroom with a Upvc double glazed window to the front elevation.

## BEDROOM TWO



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

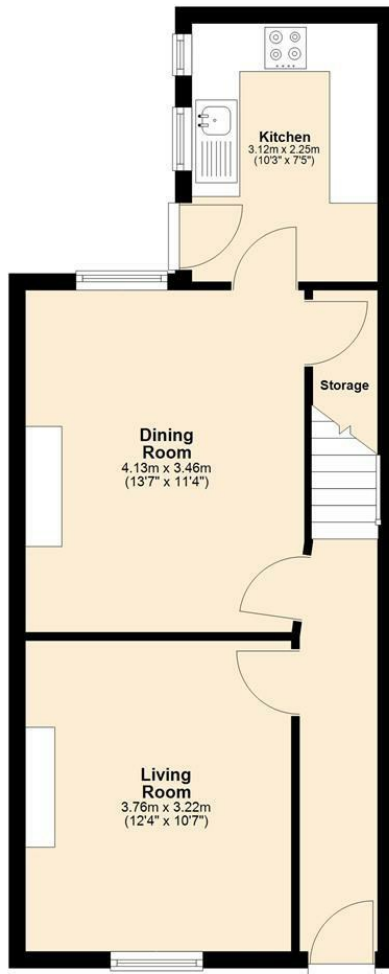
## BATHROOM



Fitted with a low level w.c, panelled bath with rainfall shower over, wash hand basin with storage cupboard, part tiled walls, Upvc double glazed window to the side elevation.

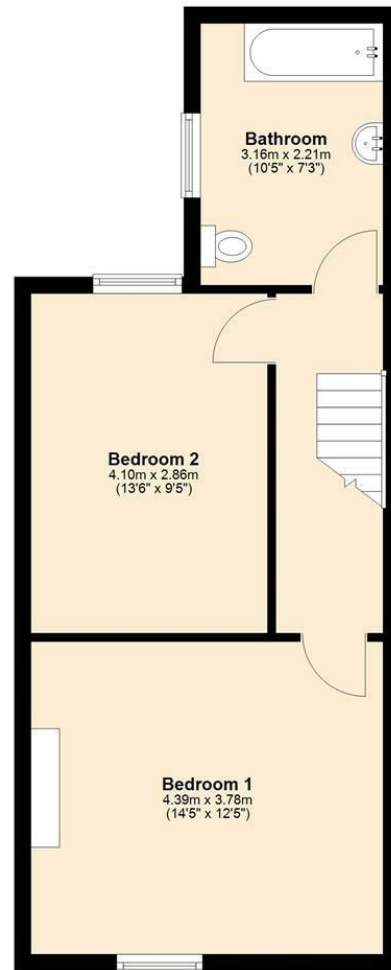
### Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)

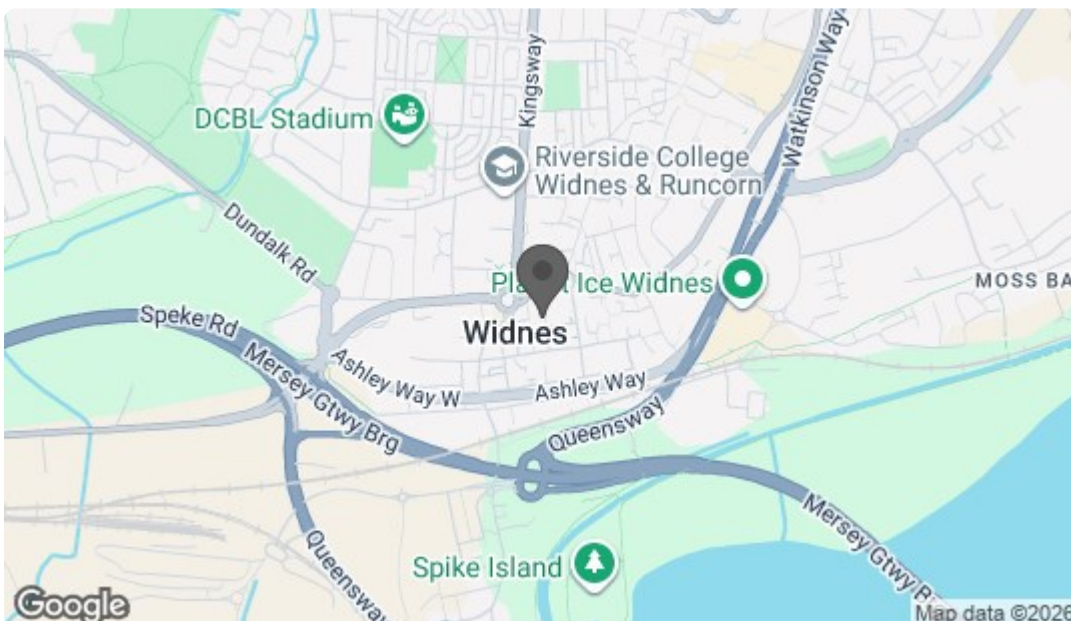


### First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 83.0 sq. metres (893.7 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                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |