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79 Springfield Avenue, Grappenhall, WA4 2NN

£1,100 PCM

SEMI DETACHED PROPERTY, THREE BEDROOMS, FAMILY BATHROOM, SEPARATE LIVING ROOM AND DINING ROOM, GREAT LOCATION, VIEWING RECOMMENDED.

Howell and Co. are thrilled to offer new to the rental market this three bedroom semi detached property on Springfield Avenue. This fabulous property is located just a short distance from an array of local amenities.

Well presented throughout, this property briefly comprises: entrance hallway with stairs leading to the first floor, spacious living room with feature fireplace, dining room, kitchen with oven and electric hob, three good sized bedrooms, family bathroom and separate w.c.

Benefitting from Upvc double glazing and gas central heating throughout, the accommodation also has front and rear gardens and off road driveway parking. This property is available immediately, and early viewing is advised to avoid disappointment!

The accommodation occupies a desirable location in Grappenhall, within walking distance of local amenities and bus routes to town centre. Town centre is where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M56 motorways, which allow for easy commuting.

EXTERNAL



Externally this property has gardens to the rear and to the front elevations and off road driveway parking.

DINING ROOM



Accessed via the living room, complete with under stair storage, vinyl flooring and archway to kitchen.

KITCHEN



Kitchen with a range of wall and base units, incorporating an oven and electric hob with extractor over and a stainless steel sink with mixer tap. Complete with part tiled walls, tiled flooring, a Upvc double glazed window, and a Upvc double glazed door to the rear yard.

BEDROOM 1



With Upvc double glazed window to the front elevation and carpeted flooring.

LIVING ROOM



Spacious area, complete with door leading to the dining room, a feature fireplace, double glazed windows to the front and rear elevation, finished with carpeted flooring and light painted walls.

BEDROOM 2



With Upvc double glazed window to the rear elevation and carpeted flooring.

BEDROOM 3



Single bedroom with a Upvc double glazed window to the side elevation and carpeted flooring.

BATHROOM



Fitted with panelled bath with shower over and pedestal wash hand basin, part tiled walls, Upvc double glazed window to the front elevation.

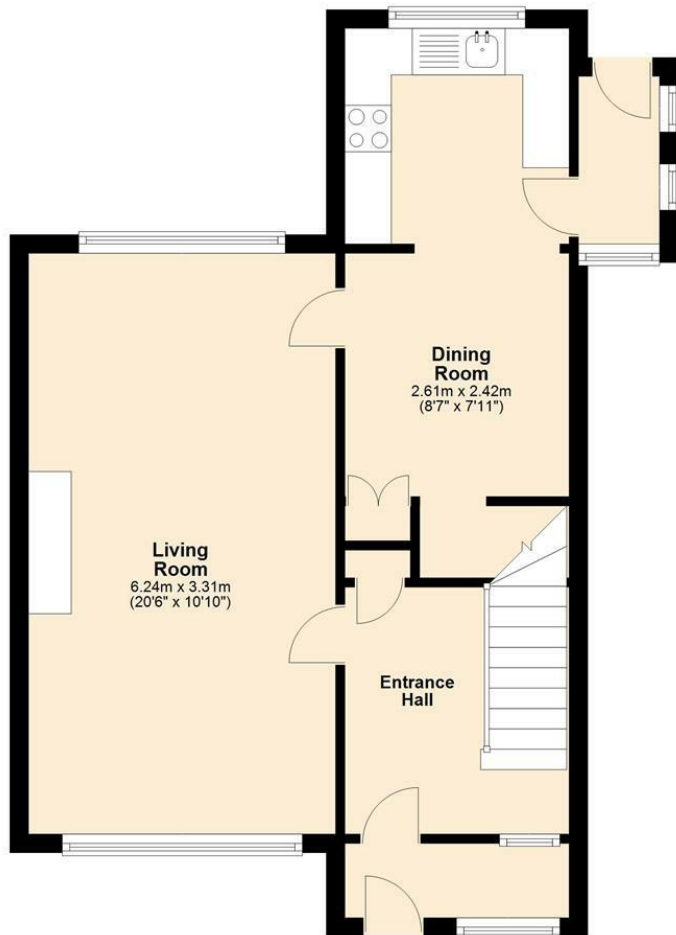
SEPARATE W.C



Fitted with a low level w.c, Upvc double glazed window to the side elevation.

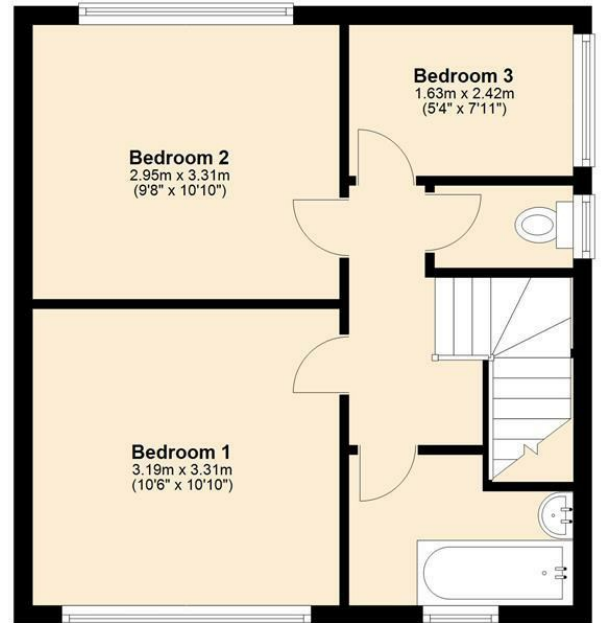
Ground Floor

Approx. 46.1 sq. metres (496.2 sq. feet)

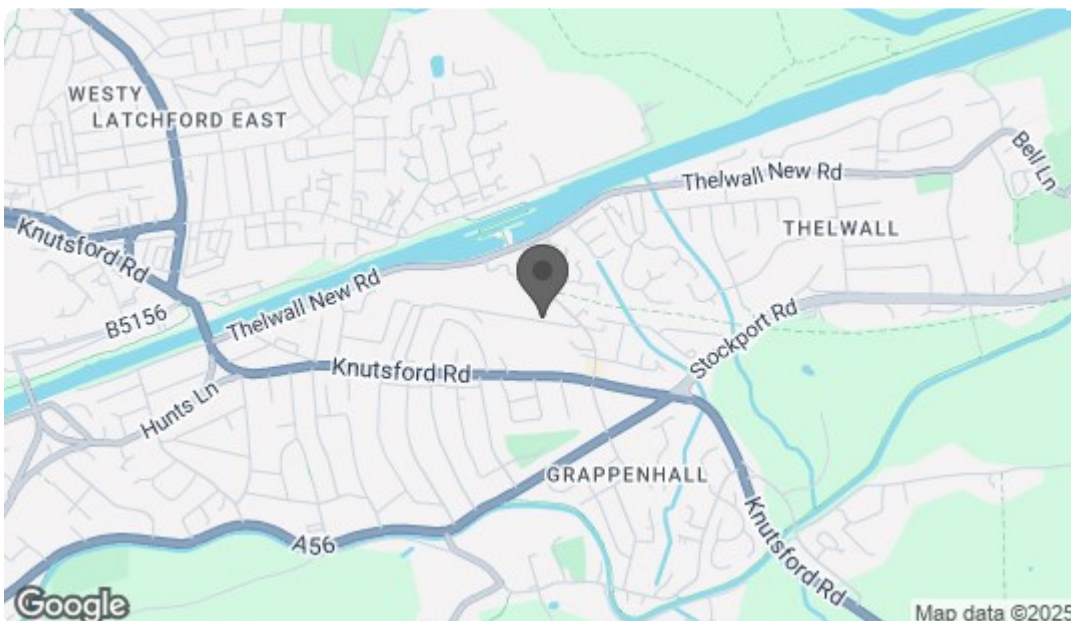


First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 82.2 sq. metres (885.0 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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