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## 22 Oldham Street, Warrington, WA4 1ES

**£750 PCM**

TERRACED HOUSE, TWO LARGE BEDROOMS, KITCHEN WITH OVEN AND GAS HOB, BATHROOM WITH SHOWER OVER BATH, LEARGE LIVING AREA, REAR ENCLOSED YARD, CLOSE TO LOCAL AMENITIES, VIEWING HIGHLY RECOMMENDED

Howell and Co. are delighted to offer this beautiful two bedroom terraced house for rent on Oldham Street. Benefiting from Upvc double glazing and gas central heating, the property briefly comprises: small entrance porch, living room, hallway for stairs, kitchen complete with oven and gas hob, rear storage anti space, downstairs bathroom, and two large bedrooms to the first floor of the accommodation.

Externally, this property has a good sized rear enclosed yard. The property is available immediately and viewing is highly recommended.

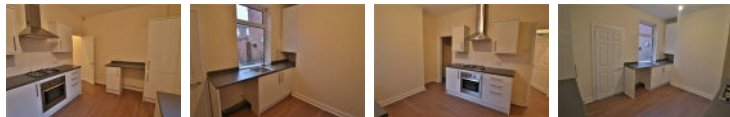
The property is conveniently located close to local amenities, in the up and coming area of Latchford. Warrington's main railway lines where there are fast and frequent train services to from both Warrington Bank Quay and Warrington Central Station are both a short distance away as well as the nearby motorway system that brings Manchester, Liverpool, Chester etc. within easy commuting distance.

## EXTERNAL



Externally, this property has a rear enclosed yard.

## KITCHEN



Modern kitchen with a range of wall and base units. Incorporating oven and gas hob with extractor over, with a stainless steel sink with mixer tap, plumbing for a washing machine and a Upvc double glazed window to the rear elevation.

## LIVING ROOM



Great sized living room with access to the stairs, and a Upvc double glazed window to the front elevation.

## MASTER BEDROOM



Large king bedroom with fitted wardrobes and and Upvc double glazed window to the front elevation.

## SECOND BEDROOM



Large double bedroom with fitted wardrobes and and Upvc double glazed window to the rear elevation.

## BATHROOM

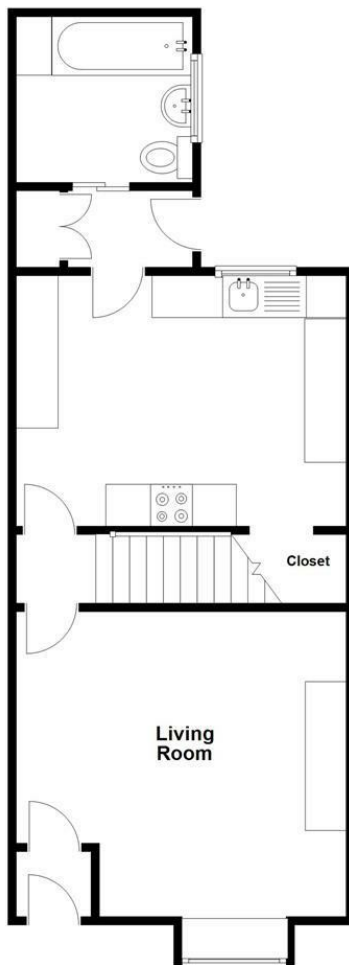


three piece suite incorporating a bath with shower over, low level w.c and a pedestal hand wash basin. With part tiled walls and a Upvc double glazed window.



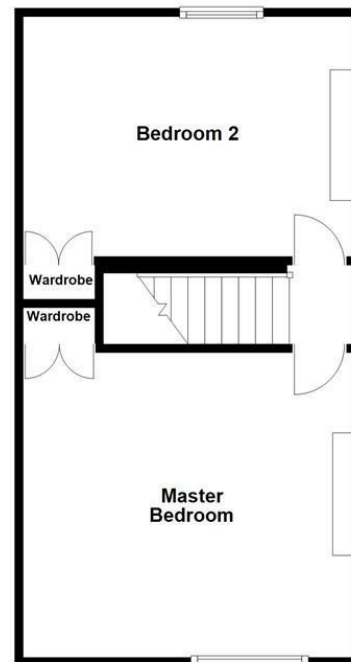
## Ground Floor

Approx. 38.0 sq. metres (408.5 sq. feet)

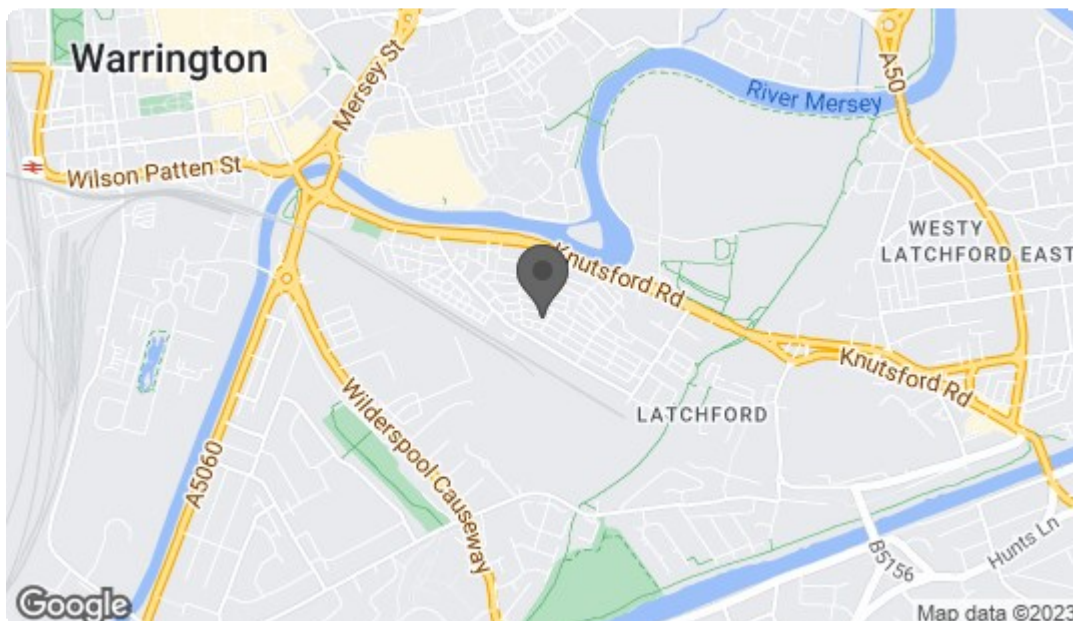


## First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 70.2 sq. metres (756.1 sq. feet)



| Energy Efficiency Rating                                        |  |                         |
|-----------------------------------------------------------------|--|-------------------------|
| 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                     |  |                         |
| England & Wales                                                 |  | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |
| 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 |  |                         |
| England & Wales                                                 |  | EU Directive 2002/91/EC |