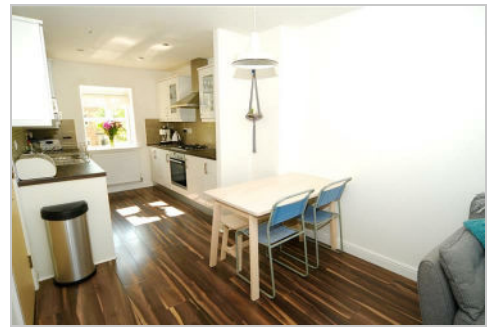


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31 Powder Mill Road, Warrington, WA4 1GB

£1,150

Howell & Co. are very pleased to present to the market this 3 bedroom town house on the Edgewater Park estate.

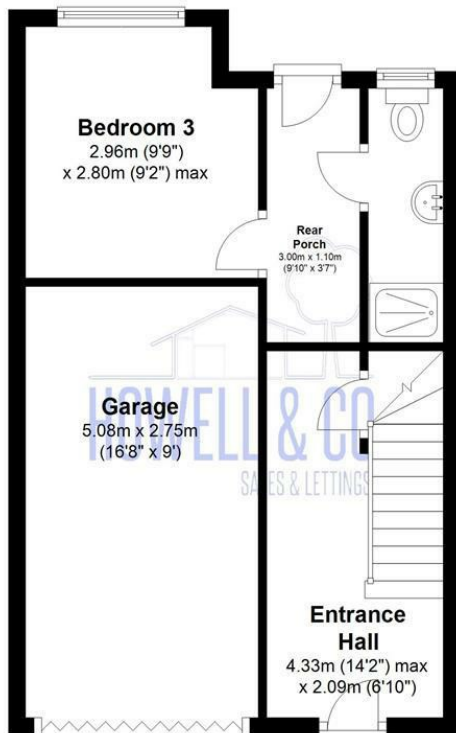
Briefly comprising to the ground floor is a spacious garage, WC and third bedroom. To the first floor is the fully fitted open plan kitchen and lounge areas. Lastly to the top floor is the main family bathroom, master bedroom with an en-suite and second doubled bedroom.

Gas central heated throughout the property along with double glazed windows and doors.

Available parking for 2 cars to the front and a spacious mainly laid to lawn area to the back of the property, this is not to be missed.

Call our Lettings team now to arrange a viewing!

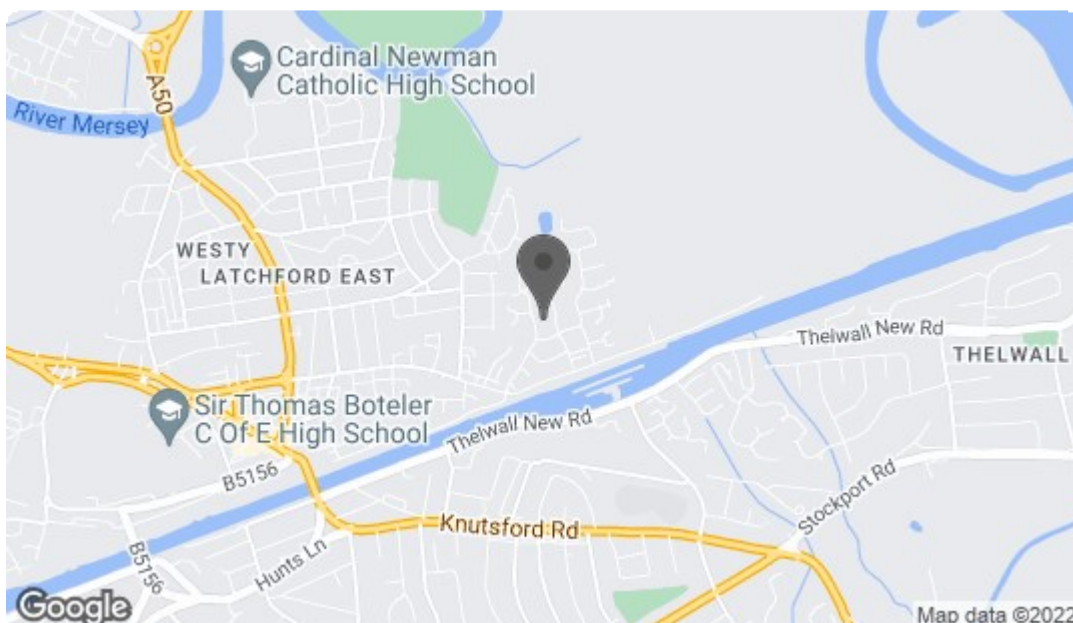
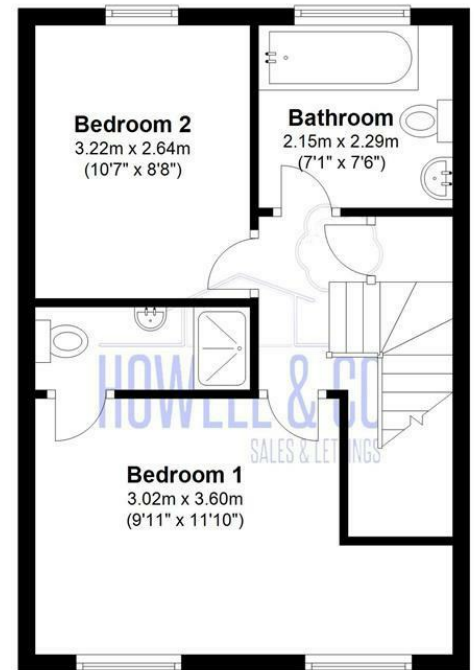
Ground Floor



First Floor



Second Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		