759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel **01925 417091**
Email **info@howellandco.co.uk**

**www.howellandco.co.uk**

HOWELL & CO.
SALES & LETTINGS

# 9 Pinders Farm Drive, Warrington, WA1 2GF

## £1,250 PCM

THREE BEDROOM TOWNHOUSE | ACCOMMODATION OVER THREE FLOORS | INTEGRAL GARAGE | DRIVEWAY PARKING | ENCLOSED REAR GARDEN | GROUND FLOOR BEDROOM | EN-SUITE TO PRINCIPAL BEDROOM | INTEGRATED APPLIANCES | COUNCIL TAX BAND C

Howell & Co. are delighted to present this well-proportioned three-bedroom townhouse, offering versatile accommodation arranged over three floors. Benefiting from an integral garage, driveway parking and an enclosed rear garden, the property provides spacious and practical living accommodation ideally suited to a range of tenants.

The ground floor comprises a welcoming entrance hallway, convenient W.C., access to the integral garage and Bedroom Three, offering a versatile space which could alternatively be utilised as a home office or additional reception room.

To the first floor is a spacious living area alongside a fitted kitchen complete with a range of integrated appliances including a washing machine, fridge and dishwasher.
The second floor provides two further bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a separate family bathroom.

## EXTERNAL

To the front of the property is a driveway providing off-road parking and access to the integral garage. To the rear is an enclosed garden, providing a private outdoor space.

## ENTRANCE HALL

Welcoming entrance hallway providing access to the ground floor accommodation and stairs leading to the first floor.

## W.C

Convenient ground floor W.C. fitted with a wash hand basin and toilet.

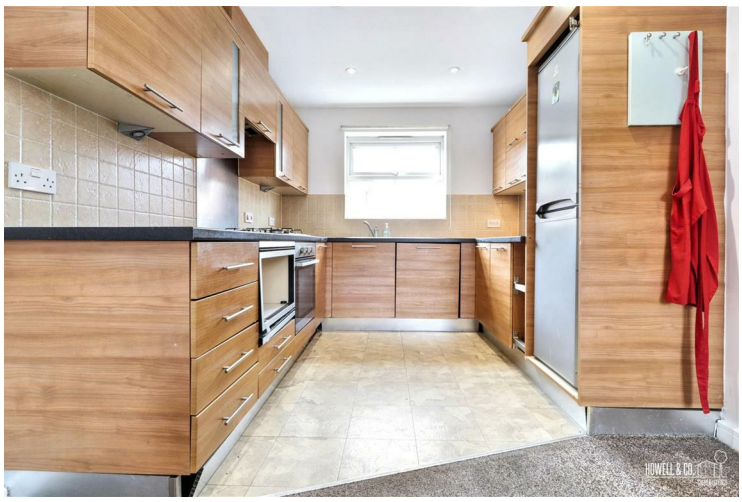
## FIRST FLOOR LANDING

Providing access to the first floor living accommodation with stairs continuing to the second floor.

## LIVING SPACE

Spacious and bright living area offering ample space for both lounge and dining furniture.

## KITCHEN



Fitted kitchen offering a range of wall and base units with complementary work surfaces and integrated appliances including a washing machine, fridge and dishwasher.

## SECOND FLOOR LANDING

Providing access to Bedrooms One and Two, the family bathroom and en-suite accommodation.

## BEDROOM 1

Well-proportioned principal double bedroom benefiting from its own en-suite shower room.

## ENSUITE

Fitted with a shower enclosure, wash hand basin and W.C.

## BEDROOM 2

Good-sized second double bedroom with space for bedroom furniture.

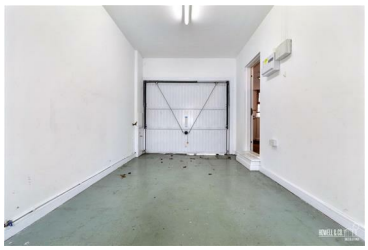
## BEDROOM 3

Versatile ground floor third bedroom, ideal for use as a single bedroom, home office or study.

## BATHROOM

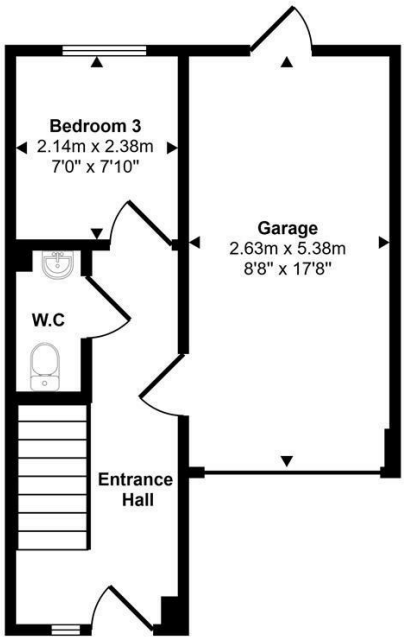
Family bathroom fitted with a three-piece suite comprising bath with shower over, wash hand basin and W.C.

## GARAGE

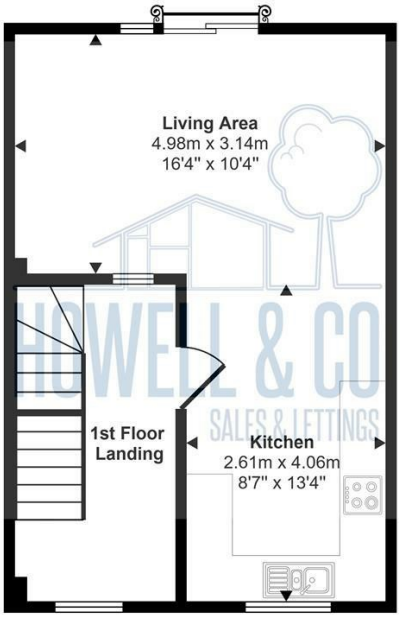


Integral garage providing useful parking and additional storage space. Access to the rear garden.

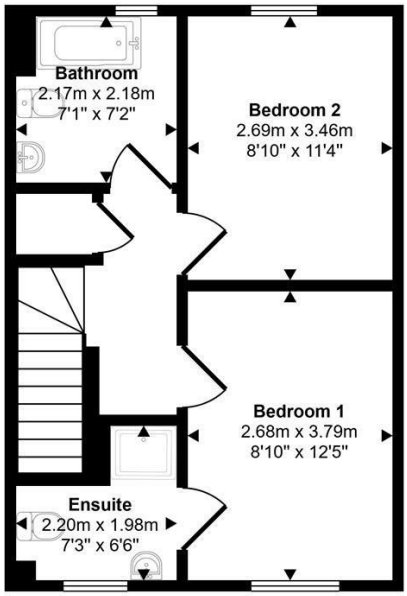
**Approx Gross Internal Area**
**104 sq m / 1121 sq ft**




Ground Floor
**Approx 31 sq m / 331 sq ft**

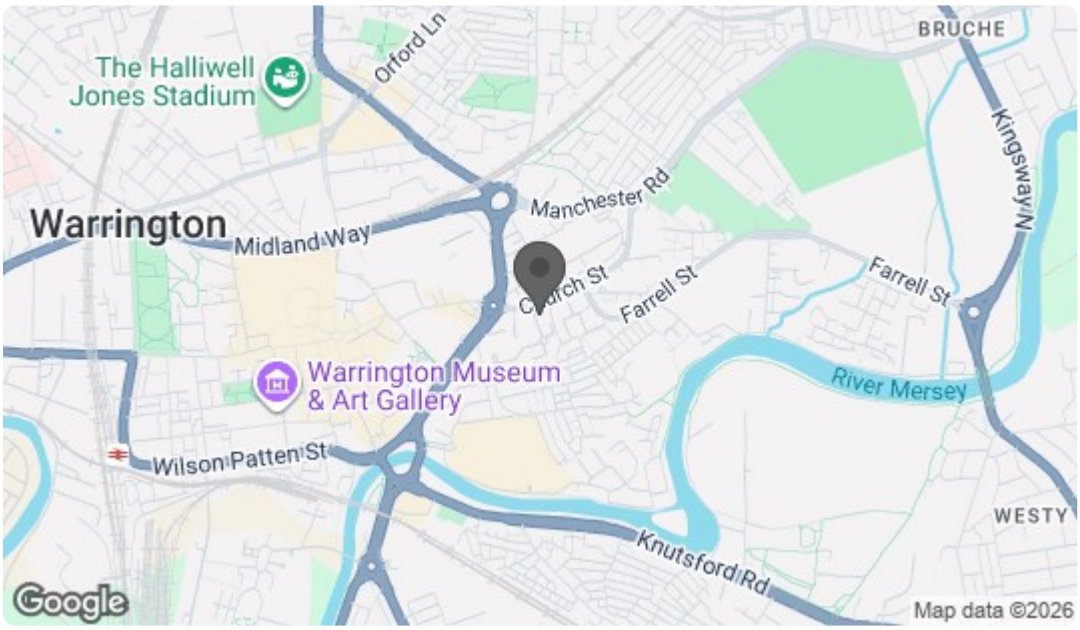


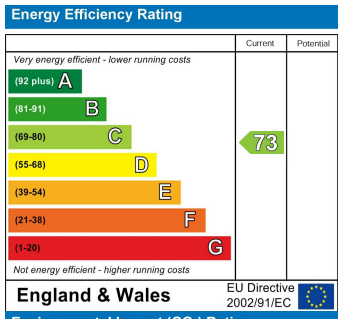

First Floor
**Approx 36 sq m / 392 sq ft**

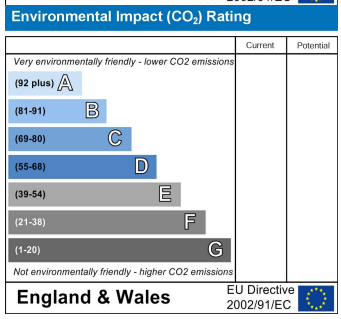



Second Floor
**Approx 37 sq m / 399 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




PRS Property Redress Scheme
propertyfinder.com
rightmove
Zoopla.co.uk Smarter property search