759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

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

www.howellandco.co.uk

HOWELL & CO.
SALES & LETTINGS

6 Paul Street, Warrington, WA2 7LE

£900 PCM

IMMACULATE END TERRACED, THREE BEDROOMS, KITCHEN WITH OVEN AND HOB, UTILITY AREA, LARGE FAMILY BATHROOM, AMAZING LOCATION, UPVC DOUBLE GLAZING, CLOSE TO TOWN CENTRE, VIEWING HIGHLY RECOMMENDED.

Howell and Co. are delighted to offer to the rental market, this amazing end terraced property, situated in an amazing location, on Paul Street, a short distance away from Warrington Town Centre.

This amazing property briefly comprises: Entrance hallway, living room, third ground floor double bedroom, kitchen complete with oven and hob, utility room with plumbing for a washing machine, first floor large family bathroom with bath with shower over, and two large double bedrooms to the second floor.

Externally, this property has a rear enclosed yard.

The property is available immediately, and viewing is highly recommended.

EXTERNAL

Externally, this property has a rear enclosed yard.

KITCHEN

With a range of modern, white wall and base units, incorporating a sink with mixer tap, with integrated oven, with gas hob and extractor over. Complete with part tiled walls, a upvc double glazed window and door to the rear yard. Access from hallway

UTILITY AREA

Fitted base units, complete with plumbing for a washing machine and a upvc double glazed window to the rear yard.

LIVING ROOM

Large family room, with a upvc double glazed window looking out the the front elevation. Access from hallway.

BATHROOM

Large family bathroom with three piece suit comprising: pedestal wash basin, low level w.c and bath with shower over. With part tiled walls, and a upvc double glazed window the the rear elevation. Access from the first flight of stairs.

BEDROOM 1

Large first floor bedroom, with upvc double glazed window the front elevation.

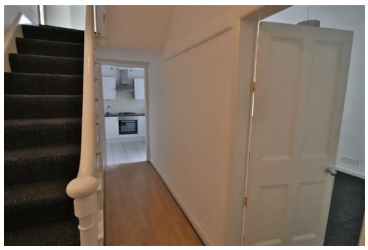
BEDROOM 2

Large first floor bedroom, with upvc double glazed window the rear elevation.

BEDROOM 3

Large ground floor bedroom, with upvc double glazed window the rear elevation.

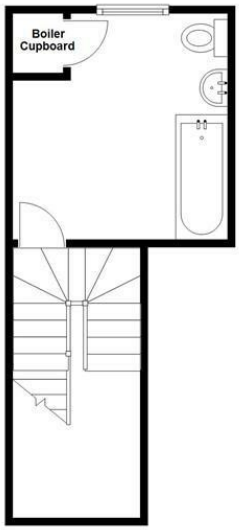
HALLWAY AND LANDING'S



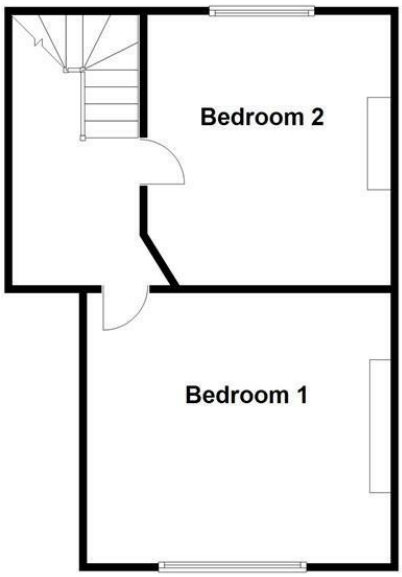
Ground floor hallways giving access to the living room, bedroom 3, and the kitchen. With stairs to the first floor bathroom. First floor landing giving access to the family bathroom and stairs to the two bedrooms.

Ground Floor
Approx. 50.7 sq. metres (545.9 sq. feet)

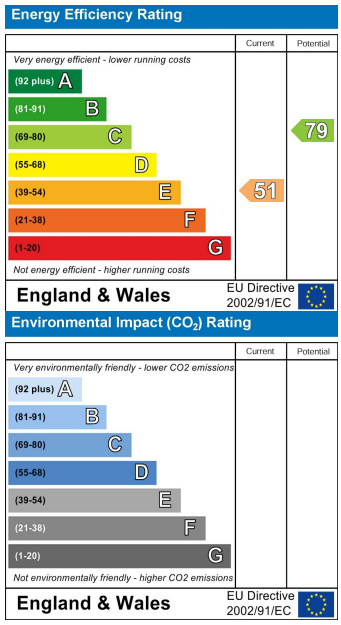
First Floor
Approx. 15.2 sq. metres (164.1 sq. feet)



Second Floor
Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.8 sq. feet)



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