759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

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

www.howellandco.co.uk

HOWELL & CO.
SALES & LETTINGS









47 Ashfield Gardens, Warrington, WA4 1PQ

£800 PCM

TWO BEDROOMS | TOP FLOOR APARTMENT | COUNCIL TAX BAND B | OFF ROAD PARKING | SPACIOUS OPEN PLAN LIVING | FITTED KITCHEN | THREE-PIECE BATHROOM | LATCHFORD VILLAGE LOCATION | EXCELLENT TRANSPORT LINKS | AVAILABLE NOW

Howell & Co. are delighted to offer to the rental market this well-presented two bedroom top floor apartment, ideally situated within the popular Latchford Village area. Offering spacious accommodation throughout, the property benefits from an open plan lounge/dining area, fitted kitchen, two bedrooms and off road parking.

Internally, the property briefly comprises an entrance hallway, a bright and spacious lounge/dining area with a fitted kitchen, two well-proportioned bedrooms and a family bathroom complete with a three-piece suite and shower over the bath.

Ideally located within walking distance of Latchford Village, the property benefits from a range of local shops, amenities and transport links, whilst also offering convenient access to Warrington Town Centre and surrounding motorway networks.

HALLWAY




Welcoming entrance hallway providing access to all rooms within the apartment.

LIVING ROOM





A bright and spacious open plan lounge/dining area, offering ample space for both living and dining furniture. Benefitting from multiple windows allowing plenty of natural light to flood the room, creating a light and airy living space.

KITCHEN



Fitted kitchen comprising a range of wood-effect wall and base units with contrasting work surfaces, stainless steel sink with drainer, integrated oven, hob and extractor hood. Open plan to the lounge/dining area.

BEDROOM 1




A generously proportioned double bedroom featuring neutral décor, carpeted flooring and windows allowing plenty of natural light. Offering ample space for bedroom furniture.

BEDROOM 2




A well-proportioned second bedroom featuring neutral décor, carpeted flooring and a window providing natural light. Ideal for use as a guest bedroom, child's bedroom or home office.

BATHROOM

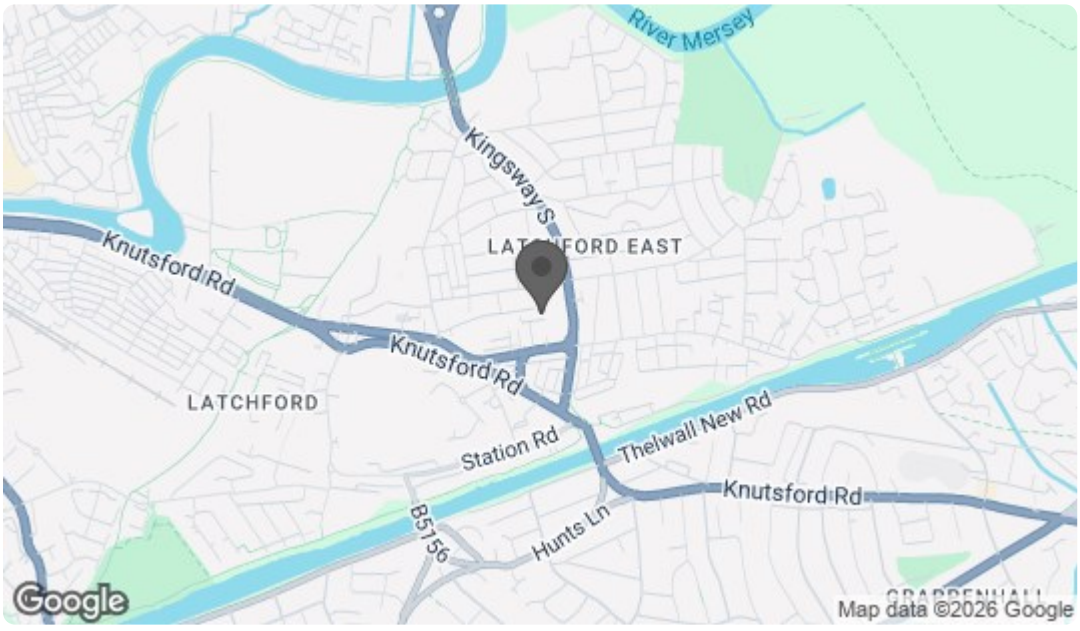


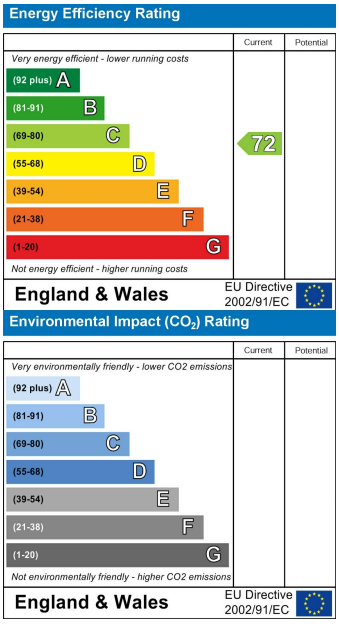
Fitted with a three-piece white suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Complemented by partially tiled walls.

EXTTERNAL



The property benefits from off road parking and is conveniently situated within easy reach of Latchford Village and its range of local amenities.





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