



212 Knutsford Road
Latchford, Warrington WA4 1AU

Offers Around
£159,850

LARGE MID Terrace, THREE bedrooms, FULLY MODERNISED, UPVC double glazed, GAS CENTRAL heating, BRAND NEW combi boiler, NEW ROOF and gutters, EASY parking, FABULOUS kitchen, SPACIOUS Modern Kitchen.

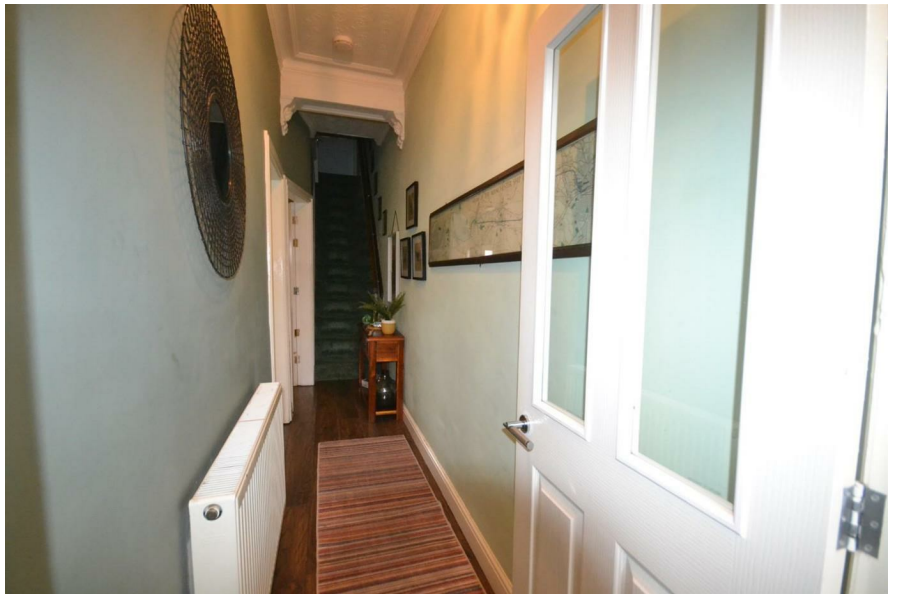
Halton Kelly are delighted to offer for purchase this wonderful turn key Mid Terrace house which has been fully modernised by our clients and benefits an upgraded interior which includes a rewire. We are informed by our client that the Tenure is Leasehold of 999 years with Ground Rent charge of £12.00 per annum. Of particular note is the high quality fixtures and fittings throughout and the layout comprises, entrance porch through to entrance hallway providing access to two separate reception rooms (lounge and sitting room) fabulous fully fitted kitchen, landing, three bedrooms and a spacious family bathroom suite.

Outside is an enclosed rear yard and there is convenient good sized parking area off to the left hand side. The property is currently rented out and the tenants are due to vacate this Summer, accordingly there is NO UPWARD CHAIN.

Please contact Halton Kelly for further information and accompanied viewing arrangements.

ENTRANCE HALL

Accessed from entrance porch into entrance hallway with wall mounted radiator.



LOUNGE

15'0 x 11'0 (4.57m x 3.35m)

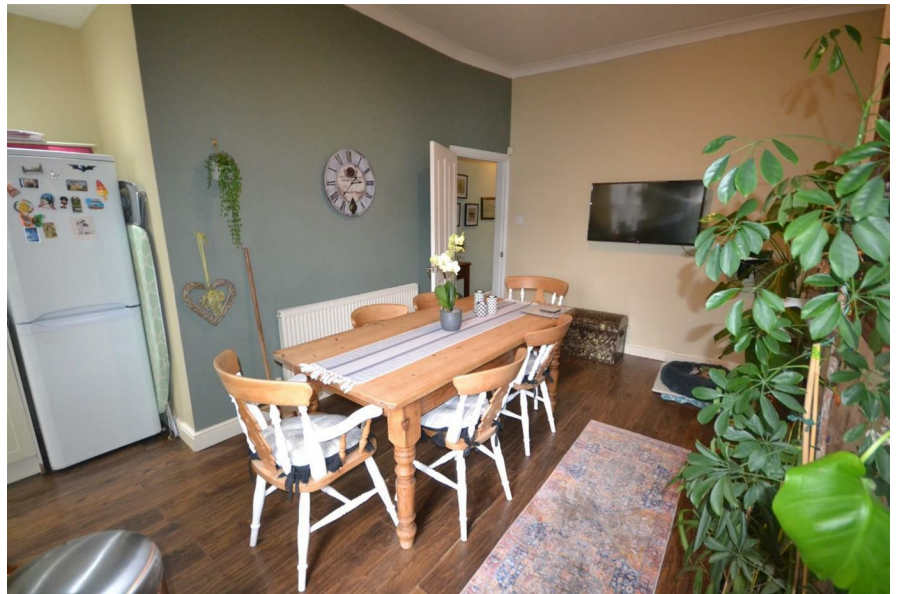
Attractive front lounge room with gas fire to surround, upvc double glazed windows and wall mounted radiator.



DINING AREA

15'7 x 11'2 (4.75m x 3.40m)

Spacious dining area providing access through archway into kitchen and double opening doors to rear yard.



KITCHEN

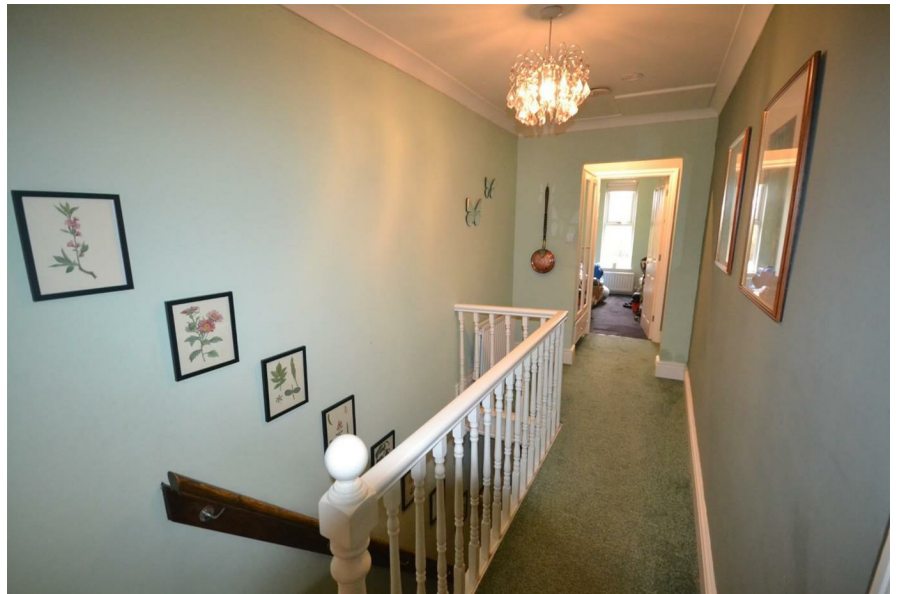
13'10 x 7'10 (4.22m x 2.39m)

Fabulous fully fitted kitchen with fitted wall and base units, four ring gas cooker, space for free standing fridge/freezer, plumbing for washing machine, 1.5 bowl drainer, access to Biasi boiler and ceiling spotlights.



LANDING

Access to loft and recess wall which is ideal for a free standing wardrobe or desk unit.



BEDROOM ONE

14'9 x 9'5 (4.50m x 2.87m)

Double bedroom to the front of the property with recess walls which is ideal for bedroom units, upvc double glazed windows, wall mounted radiator and gas fire for display purposes only.

**BEDROOM TWO**

16'1 x 9'2 (4.90m x 2.79m)

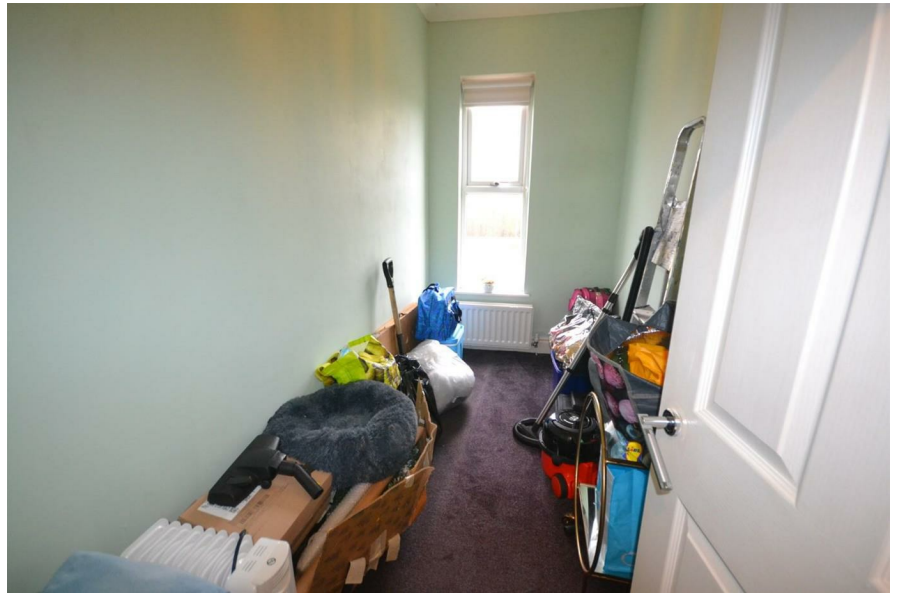
Double bedroom to the rear of the property with excellent space for free standing wardrobes, gas fire for display purposes only, upvc double glazed windows along with a wall mounted radiator.



BEDROOM THREE

11'0 x 5'1 (3.35m x 1.55m)

Single bedroom to the front of the property with alternative use as an office space or dressing room.



BATHROOM SUITE

9'8 x 7'8 (2.95m x 2.34m)

Spacious three piece bathroom suite with overhead shower unit, wash hand basin, part tiled walls, upvc double glazed windows and wall mounted radiator.



REAR YARD

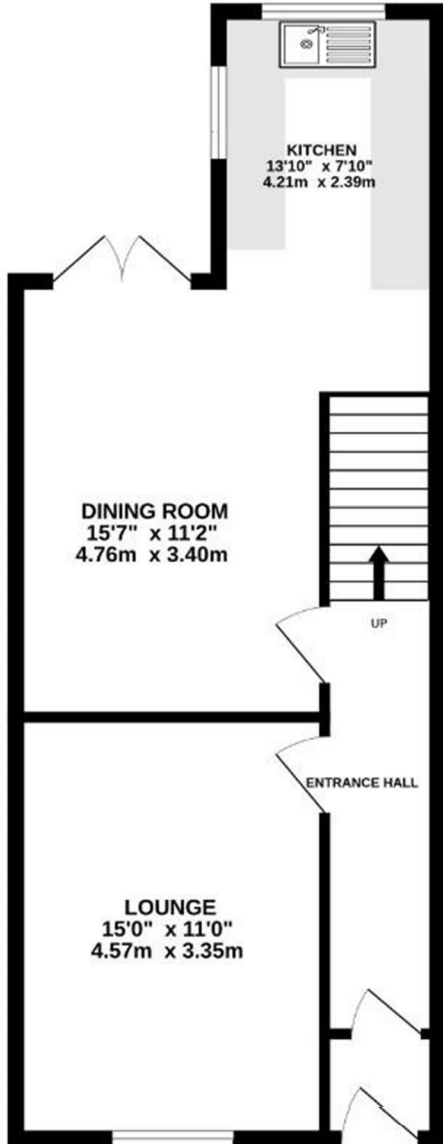
South facing rear yard with a brick wall boundary, outside tap and gate access leading to rear of the estate.



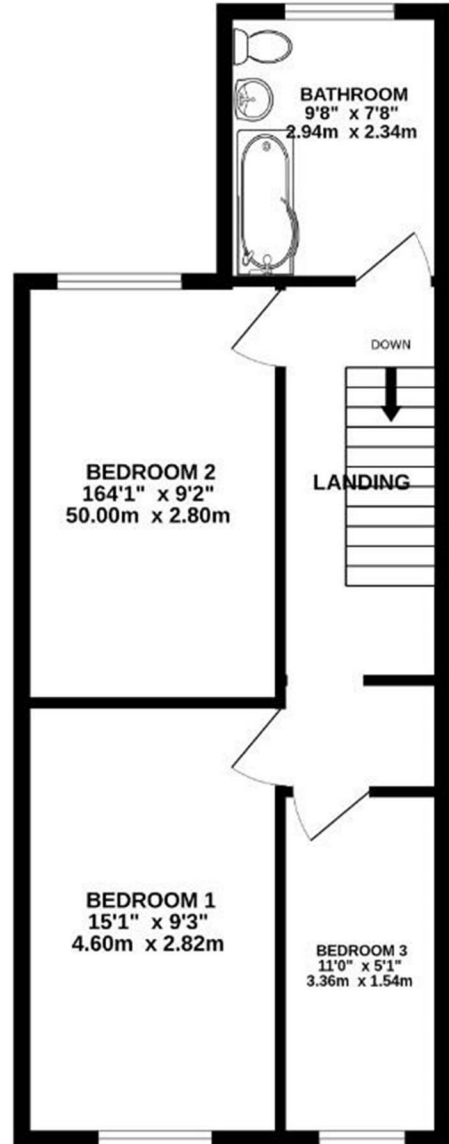
REAR ELEVATION



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

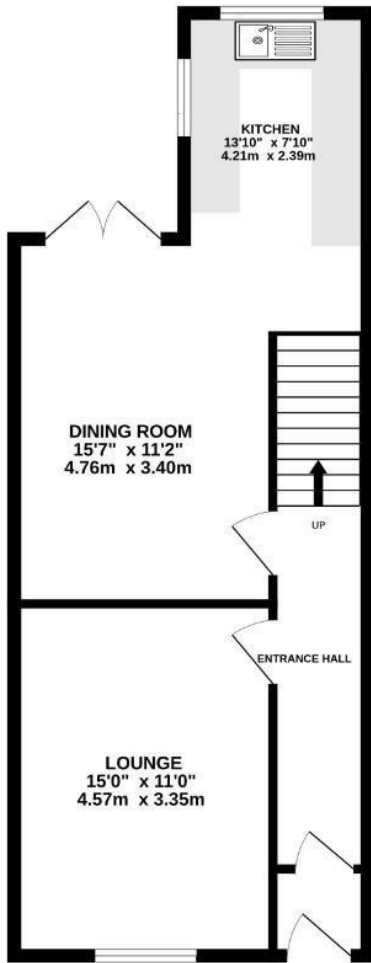
England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

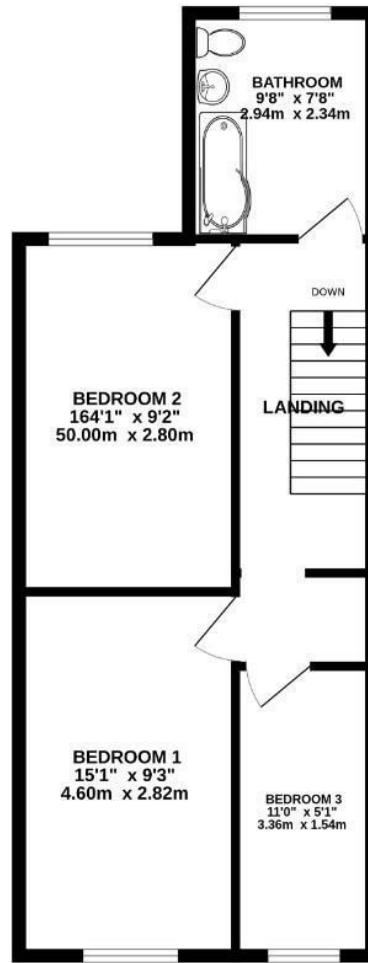
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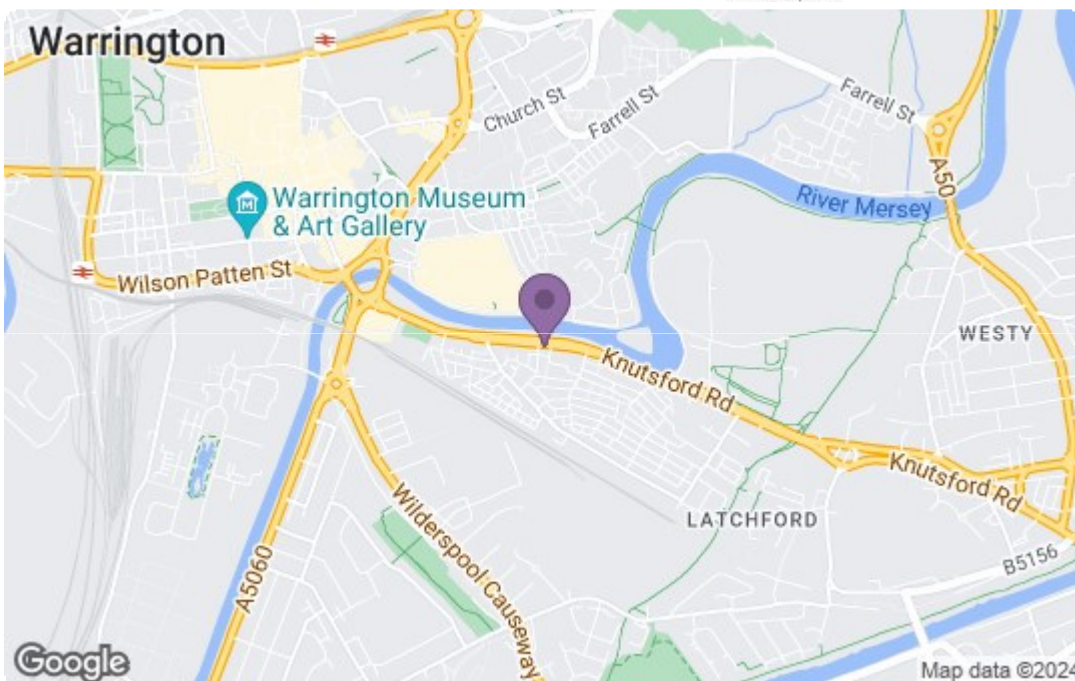


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.