



212 Knutsford Road  
Latchford, Warrington WA4 1AU

Offers Around  
£159,850

LARGE MID Terrace, THREE bedrooms, FULLY MODERNISED, UPVC double glazed, GAS CENTRAL heating, Recent NEW combi boiler, NEW ROOF to the rear, EASY parking, FABULOUS kitchen, SPACIOUS Modern Bathroom.

Halton Kelly are delighted to offer for purchase this Mid Terrace house which has been fully modernised by our clients and benefits from having 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. Briefly laid out as follow, Entrance Porch through to Entrance Hallway providing access to two separate Reception Rooms (Lounge and Dining/Living area next to the Kitchen), fitted Kitchen, Landing, three Bedrooms and a spacious Family Bathroom Suite.

Outside is an enclosed rear yard and there is a convenient good sized parking area to the left hand side of the row. NO UPWARD CHAIN.

Please contact Halton Kelly for further information and 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.

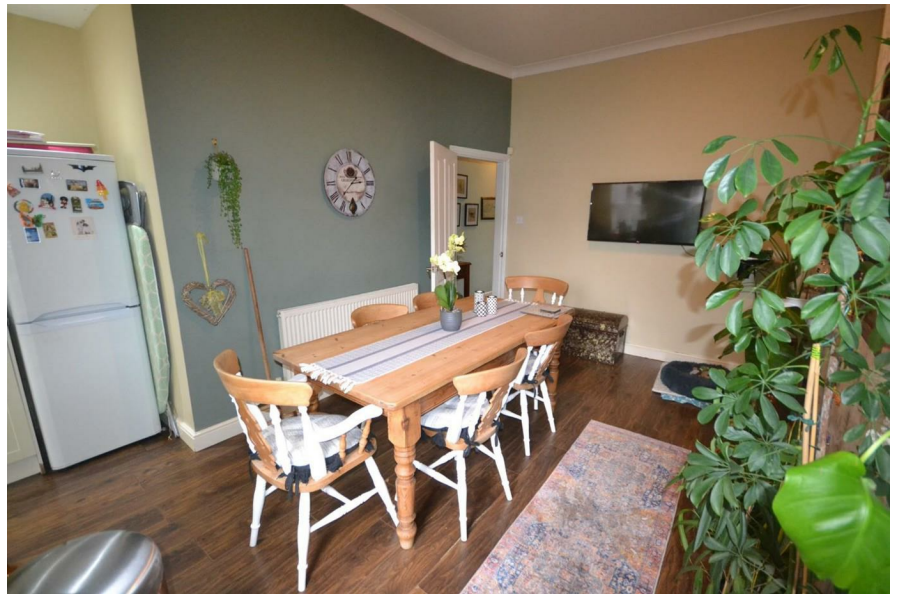




**DINING/LIVING AREA**

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

Spacious Dining/Living 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 )

Fitted Kitchen with wall and base units, four ring gas cooker, space for free standing fridge/freezer, plumbing for washing machine, 1.5 bowl drainer, access to recently new boiler and ceiling spotlights.



**LANDING**

Access to loft and recces 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, 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)

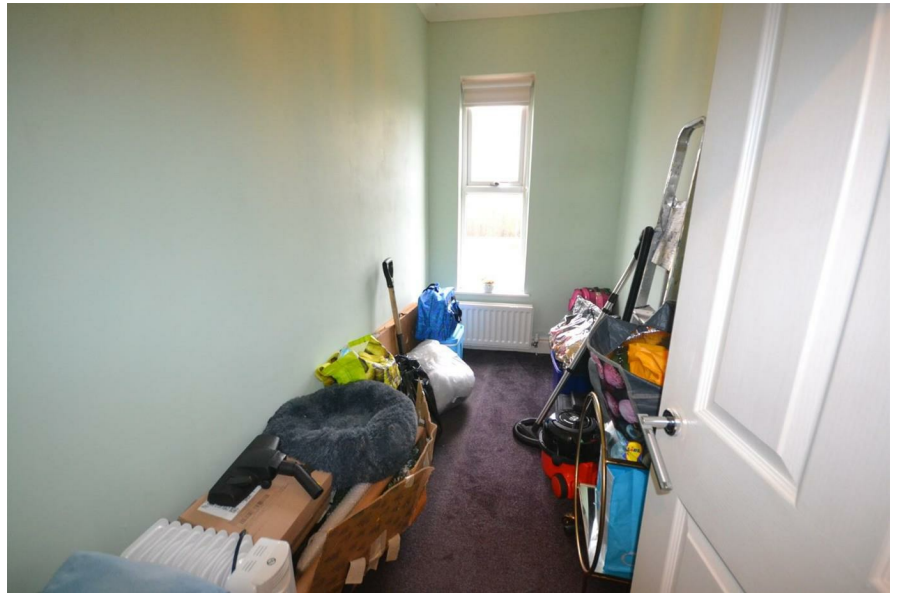
Double Bedroom to the rear of the property with excellent space for free standing wardrobes, gas fire for display purposes only, UPVC Double Glazed windows along with a wall mounted radiator.



**BEDROOM THREE**

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

Single Bedroom to the front of the property. Please check the measurements if you are wanting a third usable Bedroom, this is more suited to an Office etc.



**BATHROOM SUITE**

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

Spacious three piece Bathroom Suite with shower over bath, wash hand basin, part tiled walls, UPVC Double Glazed windows and wall mounted radiator.





**REAR YARD**

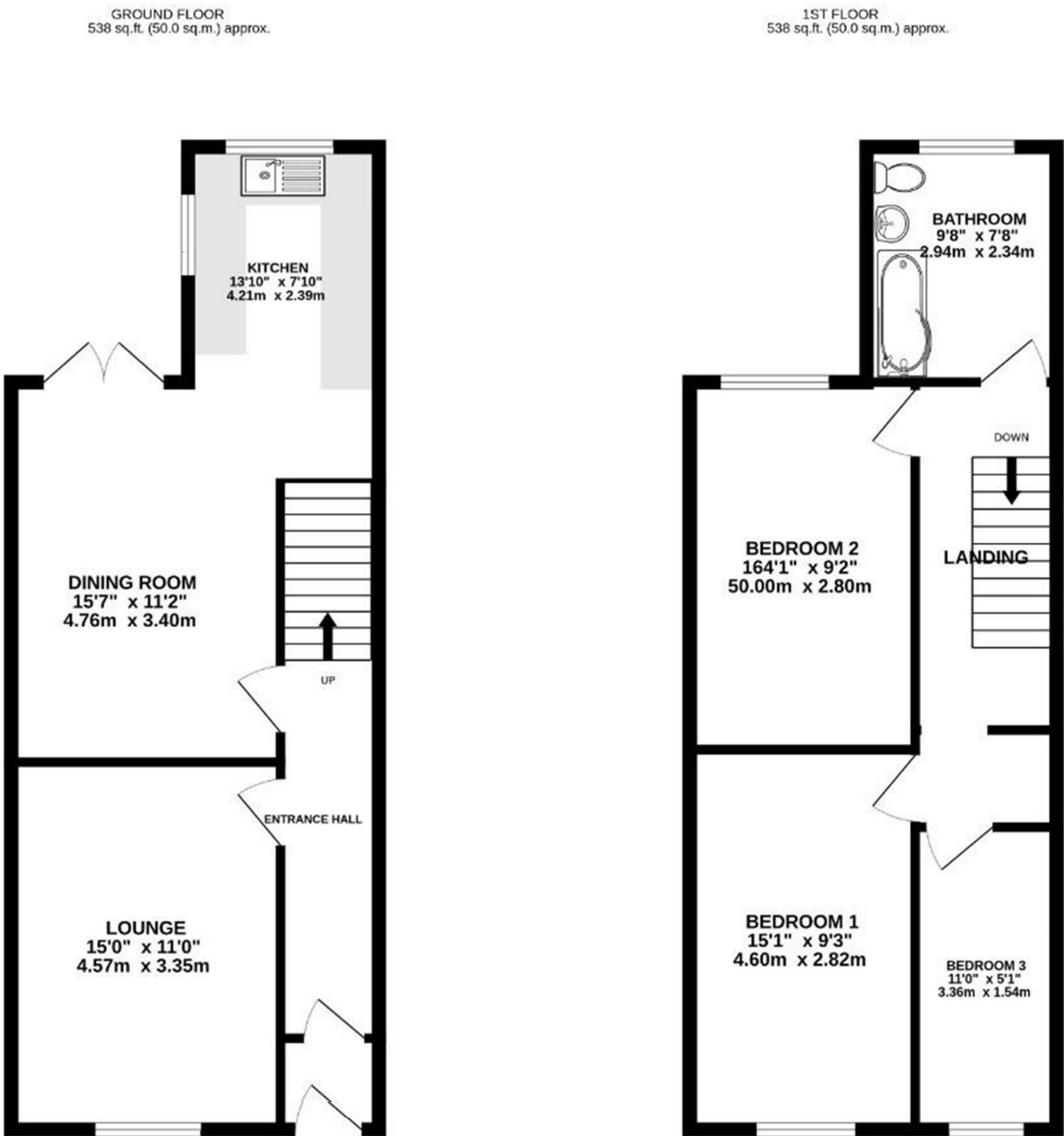
Rear yard with a brick wall boundary, outside tap and gate access leading to rear of the estate.



**REAR ELEVATION**








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

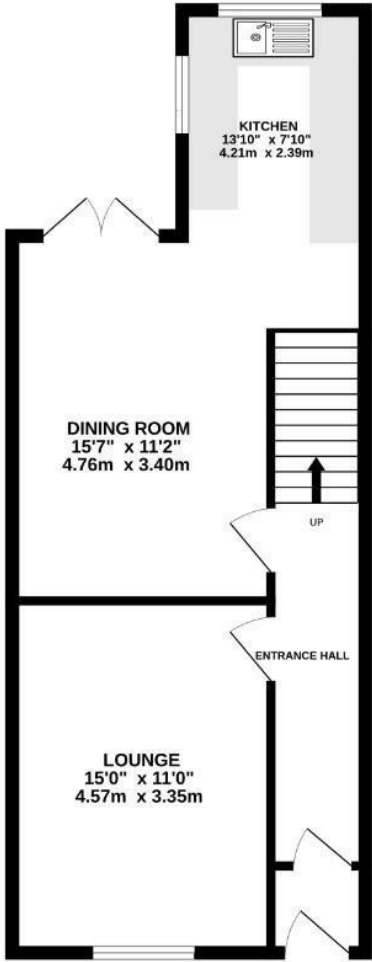
|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) A                                 |   | 84        |
| (81-91) B                                   |   |           |
| (69-80) C                                   |   |           |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (21-38) F                                   |   |           |
| (1-20) G                                    |   |           |
| Not energy efficient - higher running costs |   |           |
|   | 66  |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

Environmental Impact (CO<sub>2</sub>) Rating

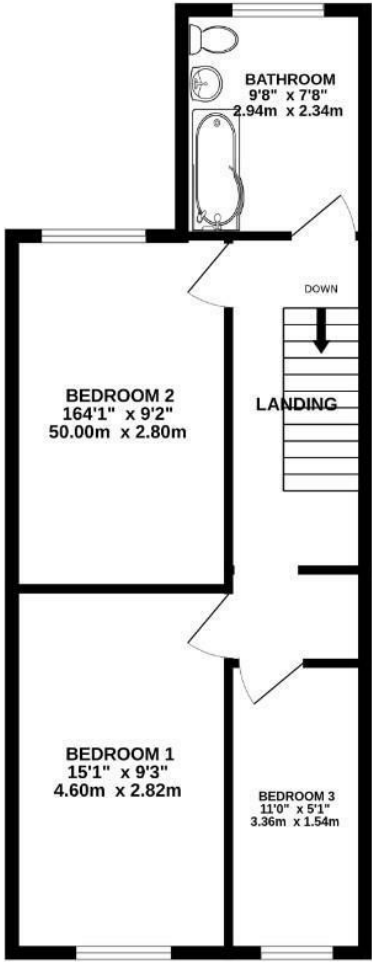
|   | Current   | Potential |
|---|---|-----------|
| Very environmentally friendly - lower CO2 emissions |   |           |
| (92 plus) A   |   |           |
| (81-91) B   |   |           |
| (69-80) C   |   |           |
| (55-68) D   |   |           |
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| (21-38) F   |   |           |
| (1-20) G  |   |           |
| Not environmentally friendly - higher CO2 emissions |   |           |
|   |   |           |
| England & Wales                                     | EU Directive 2002/91/EC  |           |



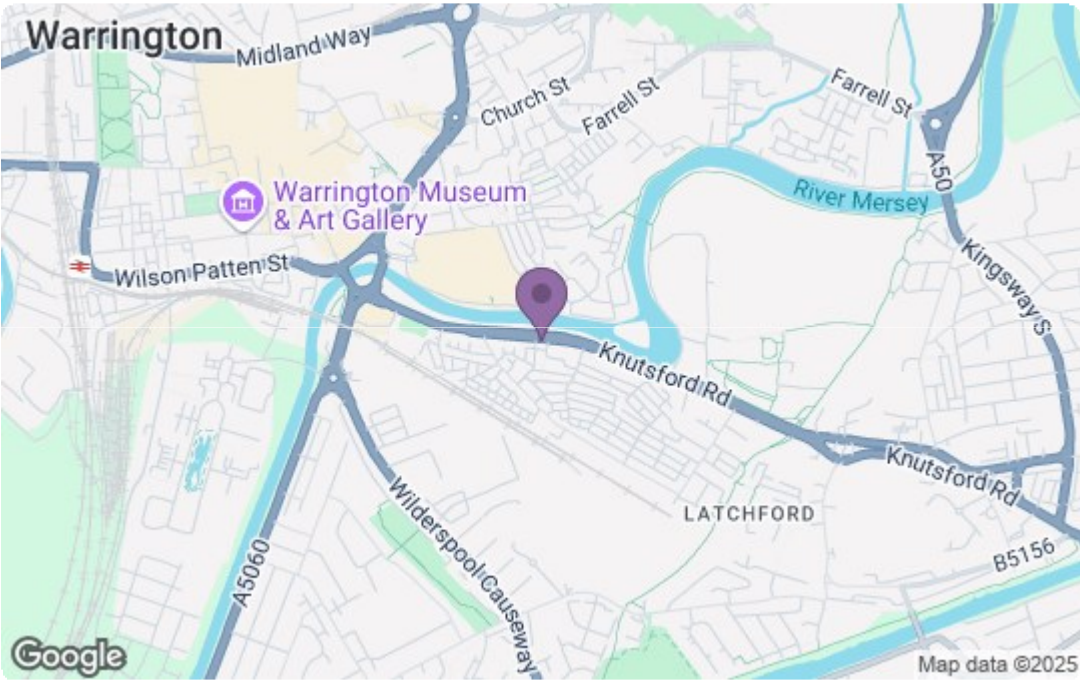
GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



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



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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 firms 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.