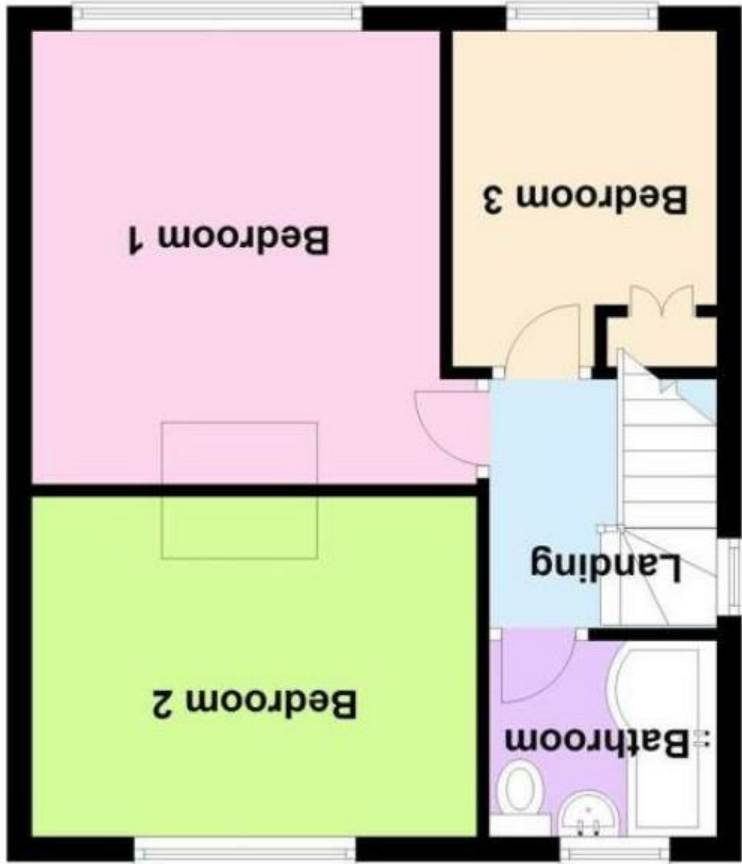
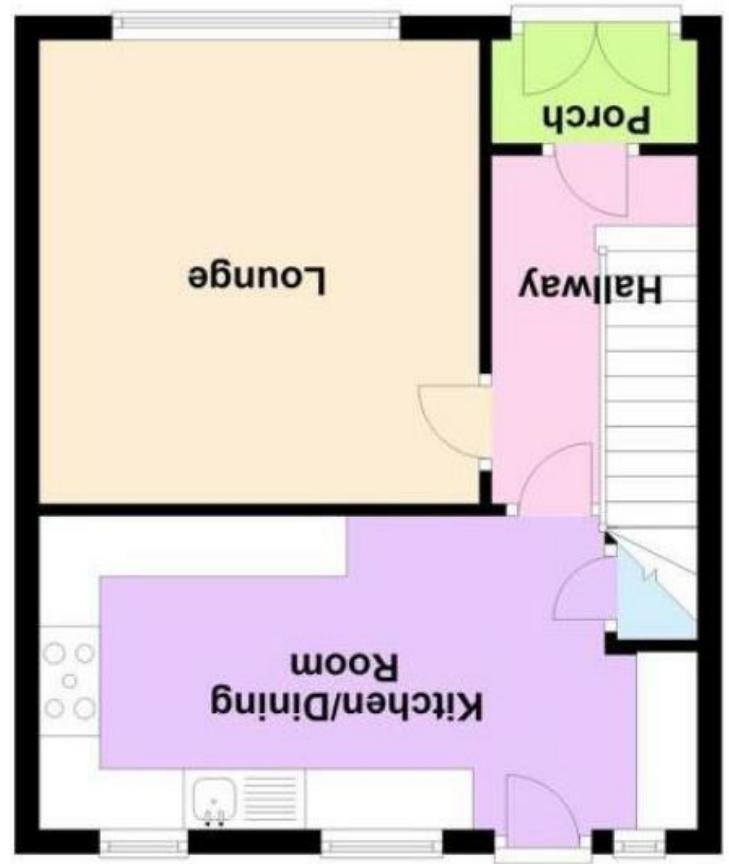


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants 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.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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First Floor
 Approx. 386.9 sq. feet



Ground Floor
 Approx. 379.7 sq. feet

Total area: approx. 766.6 sq. feet



£185,000



217 THELWALL LANE

**WARRINGTON
 WA4 1NF**



COUNCIL TAX BAND: C



A beautifully presented three bedroom mid-terrace, thoughtfully updated over the years by the current vendor, culminating in a beautiful home in the popular and sought after area of Latchford. In recent years, the property has undergone a full back to brick restoration, including an updated kitchen, bathroom, windows, wiring and plumbing.

Arranged over two floors there is an entrance porch opening into the welcoming entrance hallway. To the front of the house is a well-proportioned lounge with original Oak Parquet flooring and feature fireplace. The spacious kitchen dining room is fully fitted with a stylish range of wall and base units and offers views over the generous rear garden.

To the first floor are three bedrooms including two doubles, all of which are served by a modern three piece white suite with a shower over the bath.

Externally there is a front planted and gated courtyard with paved pathway giving access to the porch.

The rear garden is enclosed and mainly laid to lawn with planted borders with decorative circular patio area and a hard standing which could be made into off road parking.

This is a fantastic opportunity and we don't expect this house to hang around very long!

PORCH

ENTRANCE HALLWAY

LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m)

KITCHEN/ DINING ROOM

17' 11" x 8' 6" (5.46m x 2.59m)

FIRST FLOOR LANDING

MASTER BEDROOM

11' 11" x 9' 9" (3.63m x 2.97m)

BEDROOM TWO

11' 8" x 8' 6" (3.55m x 2.59m)

BEDROOM THREE

8' 10" x 6' 11" (2.69m x 2.11m)

BATHROOM

5' 10" x 5' 1" (1.78m x 1.55m)

