

# Howley



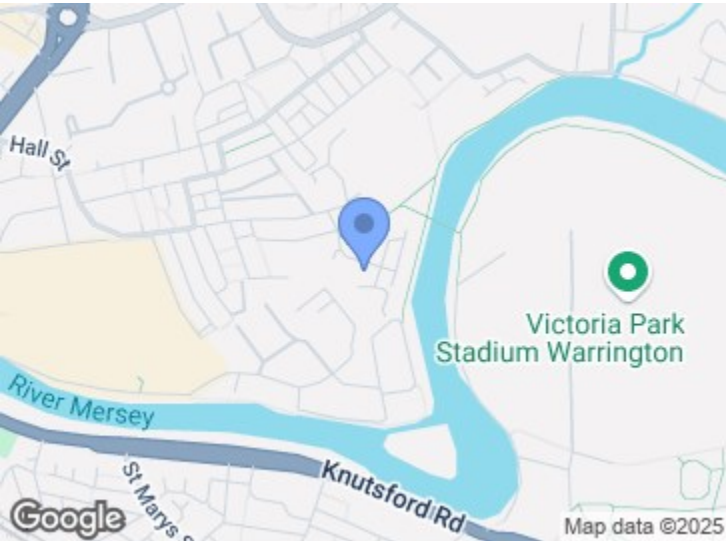
POPULAR & Quiet Modern Development | WALKING DISTANCE of Town Centre | CONSERVATORY Extension | SOUTH FACING Garden | AMPLE DRIVEWAY Parking. Set within a well regarded location, this semi-detached property comprises an entrance hall, lounge, dining room, conservatory, breakfast kitchen, three bedrooms and a bathroom. Gardens and generous driveway.

£235,000

Tel: 01925 600 200

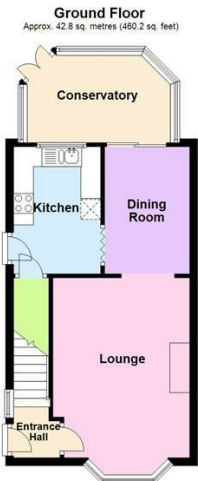
## Location

Occupying a popular and convenient residential location the property benefits from being set within close proximity to Warrington which offers a comprehensive range of retail outlets, restaurants, bars, banks and building societies. The M6/M56 motorway networks and are also readily accessible together with access to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 77.5 sq. metres (834.2 sq. feet)





# Howley Riverside Close



Built on the former site of the the 'Firth Company' who were involved in the manufacture and supply of steel wire. Built in the late 1980s and set within an area of similar properties, this semi detached home offers an excellent opportunity to acquire a property which seldom come to the market.

This premium plot is located favourably and comprises an entrance canopy, hallway, lounge with a feature fireplace, dining room with patio doors leading to the conservatory and kitchen fitted with a breakfast bar. The first floor includes three bedrooms and a white bathroom suite. Externally, there are sunny gardens to the rear, open plan lawn to the front and an adjacent driveway leading from the front along the side.

## Accommodation

### Ground Floor

#### Entrance Canopy

Courtesy light and a stained glass, frosted double glazed 'Composite' front door leading into the:

#### Entrance Hallway

4'9" x 3'10" (1.47m x 1.17m)  
Tiled flooring, staircase to the first floor, PVC frosted double glazed window to the side elevation and a double central heating radiator.

#### Lounge

14'10" x 11'3" (4.53m x 3.45m)  
Feature marble fireplace with an electric, coal effect fire and hearth, laminate flooring, PVC double glazed square bay window to the front elevation, double central heating radiator and an arch to the:

#### Dining Room

10'5" x 7'0" (3.20m x 2.14m)  
Continuation of the laminate flooring, central heating radiator and double glazed patio doors leading to the:

#### Conservatory

11'10" x 11'0" (3.61m x 3.36m)  
PVC double glazed 'French' doors as well as PVC double glazed windows, tiled flooring and a ceiling fan.



#### Breakfast Kitchen

10'5" x 7'3" (3.20m x 2.23m)  
Range of matching base, drawer and eye level units combined with a breakfast bar complimented with integrated appliances including a four ring electric hob with oven & grill below and an extractor hood above. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a wood grain effect work surface with tiled splashback. Spaces for freestanding appliances including a fridge/ freezer and a washing machine, laminate flooring, under the stairs storage housing the electric consumer unit, PVC double glazed window to the rear and a PVC frosted double glazed door to the side elevation.

### First Floor

#### Landing

10'5" x 6'0" (3.20m x 1.85m)  
Storage cupboard housing the 'Worcester' boiler and a PVC double glazed window to the side elevation.

#### Bedroom One

13'1" x 8'2" (4.01m x 2.49m)  
Loft access, PVC double glazed window to the rear elevation and a central heating radiator.

#### Bedroom Two

12'2" x 8'2" (3.71m x 2.49m)  
PVC double glazed window to the front elevation and a central heating radiator.

#### Bedroom Three

8'2" x 6'1" (2.49m x 1.86m)  
PVC double glazed window to the rear elevation and a central heating radiator.

#### Bathroom

6'3" x 5'11" (1.93m x 1.82m)  
White suite including a panelled bath with a thermostatic shower above and screen, pedestal wash hand basin and a low level WC. Tiled flooring and part tiled walls, ceiling coving, PVC frosted double glazed window to the side elevation and a central heating radiator.

### Outside

The walled and fenced rear garden boasts a south westerly aspect and is a 'sun trap' when the weather allows us. The garden is themed with both a lawn and flagged patio area ideal for the hardstanding of garden furniture. Furthermore, there is a timber shed and stocked borders. The front includes an open plan garden laid to lawn and a hedgerow defining the boundary with an adjacent tarmac driveway leading from the front along the side providing generous parking.

### Tenure

Freehold.

### Council Tax

Band 'B' - £1,658.39 (2024/2025)

### Local Authority

Warrington Borough Council.

### Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

### Postcode

WA1 2JD

### Possession

Vacant Possession upon Completion.

### Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.