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81 Myddleton Lane, Warrington, WA2 8LR

Offers In The Region Of £335,000

FABULOUS DETACHED BUNGALOW, TWO BEDROOMS, TWO RECEPTION ROOMS, DINING KITCHEN WITH OVEN AND HOB, UTILITY ROOM, BATHROOM WITH SEPARATE SHOWER ENCLOSURE, SOME UPDATING REQUIRED, NO ONWARD CHAIN, EXCELLENT GARDENS, SINGLE GARAGE, OPEN VIEWS TO THE REAR, VIEWING HIGHLY RECOMMENDED!

We are delighted to offer for purchase this fabulous detached bay fronted bungalow which is offered with no onward chain and enjoys open views to the rear. Requiring some updating the accommodation briefly comprises: Entrance hallway, impressive lounge opening through to the dining room, dining kitchen with built in oven and hob, utility room, two double bedrooms and a bathroom with separate shower. Externally the property has gardens to the front and rear along with driveway parking and single garage. Viewing highly recommended.

ENTRANCE HALLWAY



Accessed via Upvc double glazed front door, coved ceiling.

LOUNGE



Impressive lounge with two Upvc double glazed windows to the side elevation, feature fireplace with inset "Living Flame" gas fire, coved ceiling, dado rail, wall light points, open plan to the dining room.

DINING ROOM



With a Upvc double glazed window to the side elevation, patio door leading to the rear garden, coved ceiling.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, built in electric double oven and gas hob with extractor above, integrated fridge and freezer, coved ceiling with inset spot lighting, dual aspect Upvc double glazed windows, part tiled walls, ceramic tiled floor.

UTILITY ROOM



With fitted units, plumbed for a washing machine, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

REAR ENTRANCE VESTIBULE

With a Upvc double glazed exterior door, wall mounted gas boiler.

MASTER BEDROOM



With a Upvc double glazed bay window to eth front elevation, coved ceiling.

BEDROOM TWO



With a Upvc double glazed Bay window to the front elevation, coved ceiling.

BATHROOM/W.C



Fitted with a four piece suite comprising: Pedestal wash hand basin, low level w.c, panelled bath and separate shower enclosure, tiled walls, heated chrome towel radiator, ceramic tiled walls, Upvc double glazed window to the side elevation.

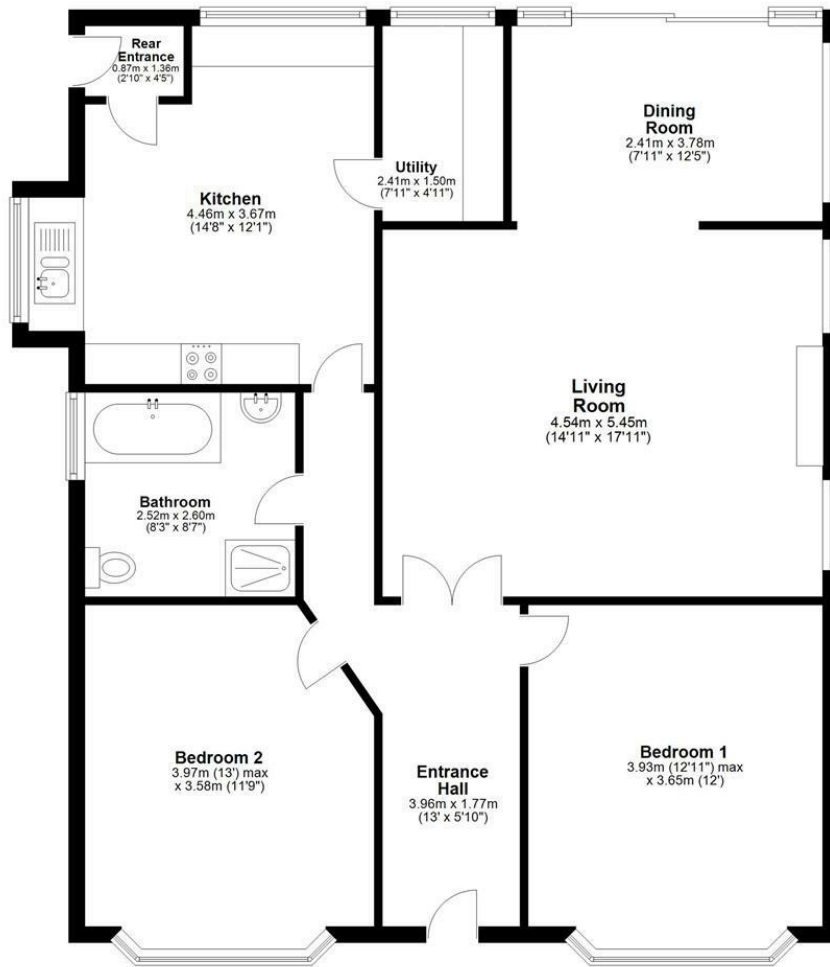
OUTSIDE



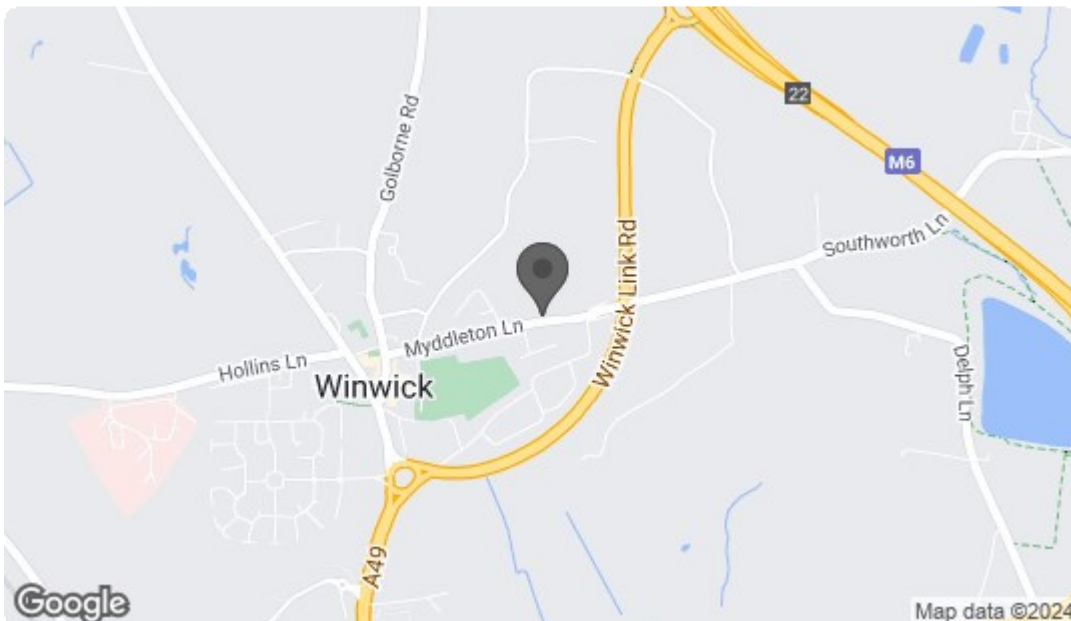
Externally the property occupies an excellent plot with gardens to the front and rear elevations, the rear garden overlooks farmland. Off road parking is provided by a driveway which leads to a single garage.

Ground Floor

Approx. 103.5 sq. metres (1113.9 sq. feet)



Total area: approx. 103.5 sq. metres (1113.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	