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## 351 Manchester Road, Warrington, WA1 3NJ

**Offers In The Region Of £198,000**

ATTRACTIVE END TERRACED HOUSE, THREE BEDROOMS, EXTENDED ACCOMMODATION, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, NO ONWARD CHAIN, SEPARATE LOUNGE AND DINING ROOM, NO ONWARD CHAIN, SOUGHT AFTER LOCATION, FRONT AND REAR GARDENS, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this traditional end terraced property which offers extended accommodation, benefits from no onward chain and is situated in a sought after location. The accommodation briefly comprises: Entrance hallway, open plan dining/sunroom, separate lounge, fitted kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear along with driveway parking and single garage. Viewing highly recommended.



## ENTRANCE HALLWAY

### LOUNGE



With a Upvc double glazed bay window to the front elevation, wall mounted gas fire, picture rail

### DINING/SUN LOUNGE



Extended to create a good sized open plan living space, fireplace with gas fire, Upvc double glazed windows and exterior door leading to the rear garden, picture rail.

### KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit, cooker point, plumbed for a washing machine, part tiled walls, Upvc double glazed windows to the side and rear elevations, Upvc double glazed exterior door leading to the rear garden.

## FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation.

### MASTER BEDROOM



With a Upvc double glazed bay window to the front elevation, picture rail.

### BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, picture rail.

### BEDROOM THREE

With a Upvc double glazed window to eth front elevation.

### BATHROOM/W.C



Fitted with a white three piece suite comprising: Pedestal wash

hand basin, low level w.c and panelled bath with shower over, part tiled walls, Upvc double glazed window to the rear elevation.

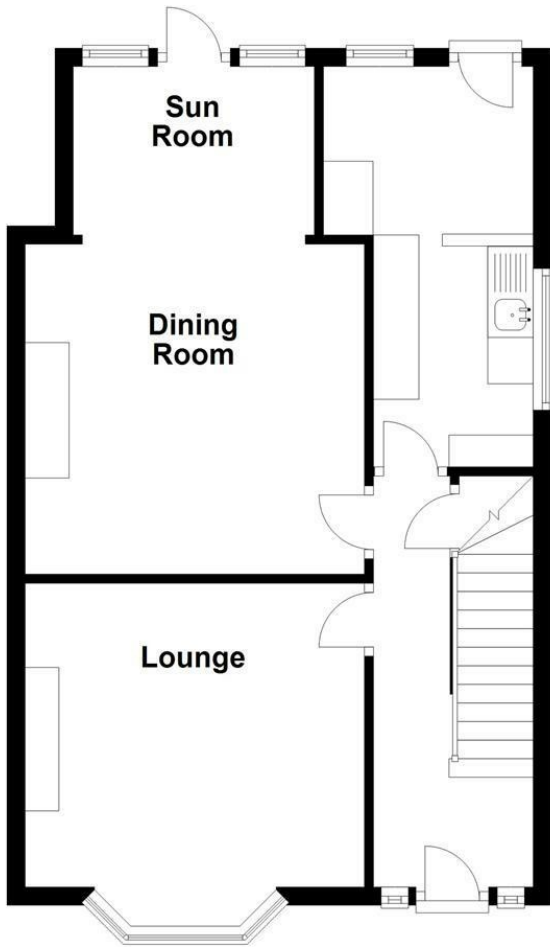
## OUTSIDE



Externally the property has good sized gardens along with driveway parking.

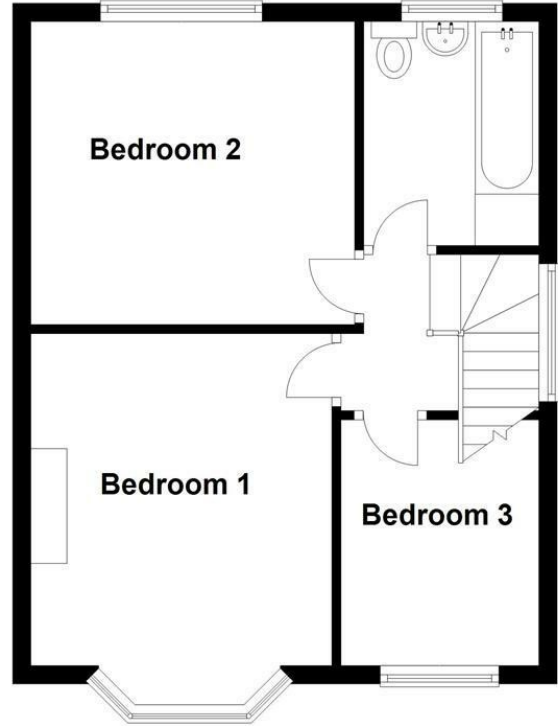
## Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)

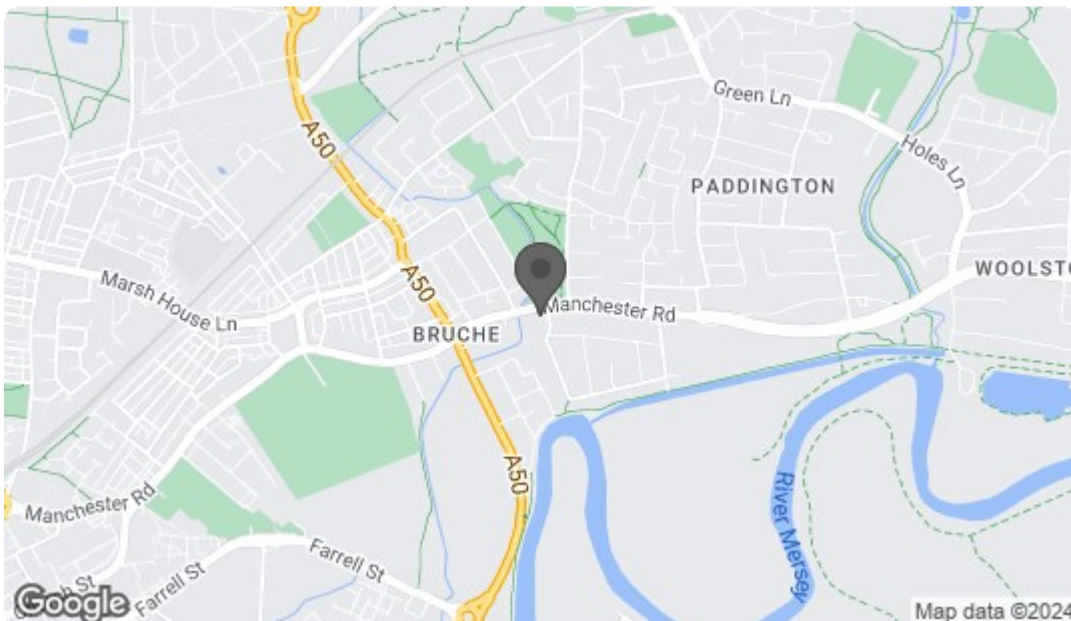


## First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 89.3 sq. metres (960.8 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		
(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			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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England & Wales		EU Directive 2002/91/EC	