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44 The Park, Warrington, WA5 2SG

Offers In Excess Of £334,950

ATTRACTIVE DETACHED FAMILY HOME, THREE BEDROOMS, EXTENDED ACCOMODATION, SEPARATE LOUNGE AND DINING ROOM, OPEN PLAN KITCHEN/FAMILY ROOM, IMPRESSIVE REAR GARDEN, HIGHLY SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, DOWNSTAIRS W.C, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive detached family home which offers excellent extended accommodation and is situated in a highly sought after location. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, good sized lounge with feature fireplace, separate dining room, open plan kitchen/family room, first floor landing, three bedrooms and a shower room/w.c. Externally the property has impressive larger than average gardens along with driveway parking to a single garage. Viewing highly recommended.

ENTRANCE HALLWAY

CLOAKROOM/W.C

Fitted with a low level w.c and wash hand basin, Upvc double glazed window to the front elevation.

LOUNGE



Good sized lounge with a feature fireplace, dado rail, coved ceiling. Upvc double glazed window to the front elevation, double doors opening to the dining room.

DINING ROOM



Separate dining room with Parquet flooring, Upvc double glazed window to the rear elevation, coved ceiling, double doors leading to the lounge.

OPEN PLAN FAMILY ROOM/KITCHEN



Kitchen area fitted with a range of wall and base units incorporating a stainless steel sink unit, cooker point, extractor unit, part tiled walls, Upvc double glazed window and exterior door leading to the rear garden.

FIRST FLOOR LANDING

MASTER BEDROOM



With fitted mirrored wardrobes, wood laminate flooring, Upvc double glazed window to the front elevation.

BEDROOM TWO

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

BEDROOM THREE



With fitted wardrobes, Upvc double glazed window to the front elevation.

SHOWER ROOM



Fitted with a modern shower suite comprising: Low level w.c, vanity wash hand basin with mixer tap and corner shower enclosure, tiled walls, Upvc double glazed window to the front elevation.

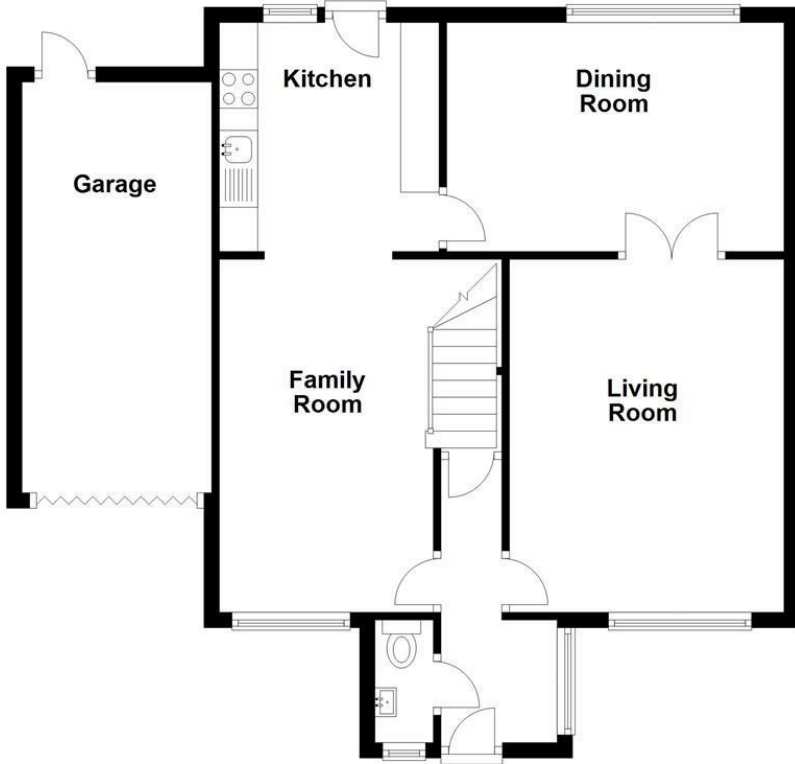
OUTSIDE



Externally the property has impressive larger than average gardens along with driveway parking leading to a garage with rear utility area with plumbing for a washing machine.

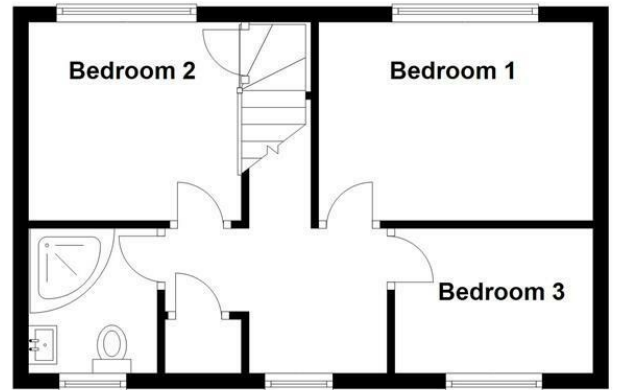
Ground Floor

Approx. 74.2 sq. metres (799.1 sq. feet)

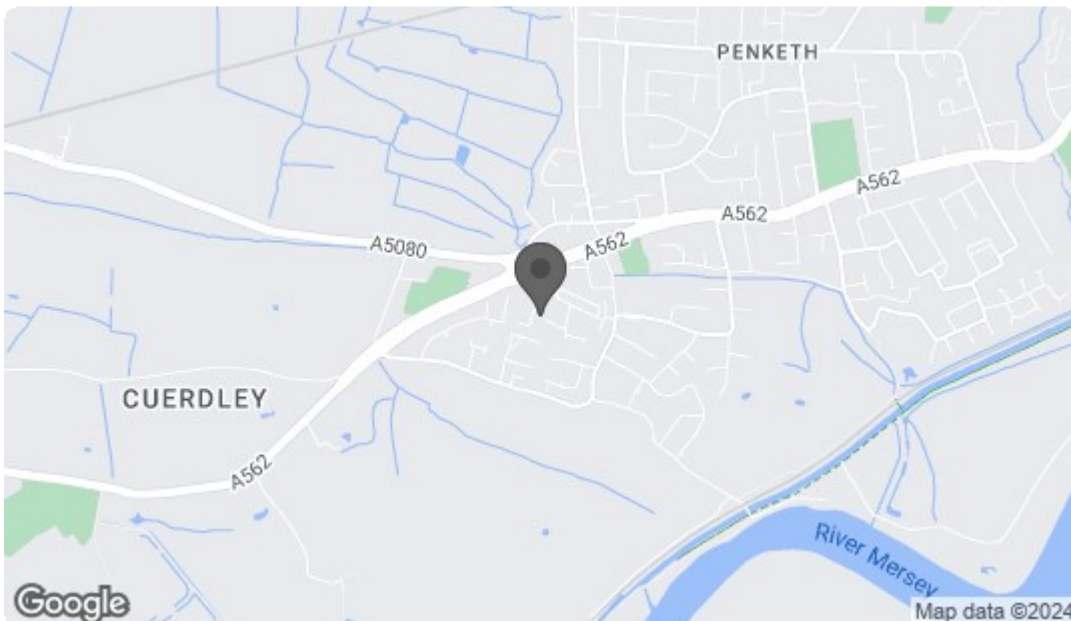


First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 108.1 sq. metres (1163.6 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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	