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## 111 Hood Lane, Warrington, WA5 1ES

### Offers In The Region Of £275,000

ATTRACTIVE EXTENDED FAMILY HOME, FOUR BEDROOMS, LOVELY LARGE PRIVATE GARDEN, DRIVEWAY PARKING AND GARAGE, FANTASTIC LOCATION FOR LOCAL SCHOOLS, LOCAL SPORTS & LEISURE AMENITIES INCL. DAVID LLOYD, NO ONWARD CHAIN, VIEWING ESSENTIAL.

We are delighted to offer this attractive bright and spacious extended family home. This beautiful house has been much-loved and cared for by the owners, whose family have lived there since it was originally built in 1934. The home is perfectly situated in a sought-after location, with David Lloyd health club and Crosfield Recreation Ground both on the doorstep and a range of good schools within walking distance. This lovely, move-in-ready comfortable home has 4 first floor bedrooms and benefits from gas central heating, Upvc double glazing and is available with no onward chain. Internally, the excellent accommodation briefly comprises: Entrance porch, hallway, family lounge with feature fireplace, separate dining room, fitted kitchen, separate utility room, first floor landing, master bedroom with fitted wardrobes, three further bedrooms and a bathroom/w.c. Externally, one of the key highlights of this delightful family home that sets it apart from other properties is the stunning large rear garden. Step outside and you'll discover a private, not over-looked garden with a large lawned area, perfect for children or animals to play and with ample space for keen gardeners to enjoy their hobby. Viewing is highly recommended to fully appreciate all this beautiful home has to offer.

## ENTRANCE PORCH

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

## FAMILY LOUNGE



Good sized family lounge with a bay Upvc double glazed window to the front elevation, feature fireplace with inset "Living Flame" gas fire, coved ceiling, dado rail.

## DINING ROOM



Separate dining room with a Upvc double glazed window to the rear elevation, feature fireplace with inset electric fire, picture rail.

## KITCHEN



Fitted with a range of wall, base and display units incorporating a sink unit with mixer tap, cooker point, wood laminate flooring, inset ceiling spot lighting, under stairs storage area, Upvc double glazed window to the rear elevation, leading through to the utility room.

## UTILITY ROOM



With fitted wall units, quarry tiled floor, tiled walls, plumbed for a washing machine and dishwasher, Exterior door and Upvc double glazed window to the rear elevation, access door through to the garage.

## FIRST FLOOR LANDING



With loft ladder providing access to boarded loft space for storage.

## MASTER BEDROOM



With a range of fitted wardrobes, picture rail, Upvc double glazed window to the front elevation.

## BEDROOM TWO



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

## BEDROOM THREE



Double bedroom with dual aspect Upvc double glazed windows, wood laminate flooring.

## BEDROOM FOUR



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

## BATHROOM/W.C



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, part

tilled walls, laminate flooring, Upvc double glazed window to the rear elevation.

## OUTSIDE



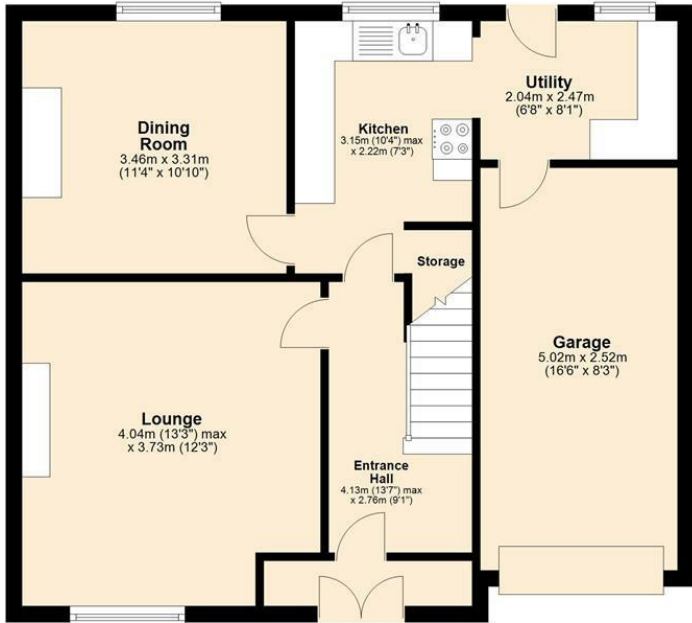
Externally to the front elevation the garden is mainly laid to lawn with borders, driveway parking leads to an integral single garage with up and over door, power and light. To the rear elevation the large garden is a particular feature of the property mainly laid to lawn with patio area.

## LOCATION - GREAT SANKEY

A lovely family suburb of Warrington, located just a couple of miles west of Warrington Town Centre, Great Sankey is a very popular area for families with its range of nurseries and high achieving primary and secondary schools. For those commuting it has great road links and access to the Motorway network, local bus services and Warrington West train station servicing Manchester, Liverpool and other local towns along with Warrington Bank Quay on the West Coast Mainline. For sports and leisure you are perfectly placed for a range of facilities including David Lloyd Heath and Tennis Centre and access to a great selection of local shops, pubs and restaurants. The popular Gemini Shopping Park is close by and home to a range of superstores, including Ikea and Marks & Spencer. The lovely Sankey Valley park, is also on the doorstep for residents with walking and running routes and children's play areas.

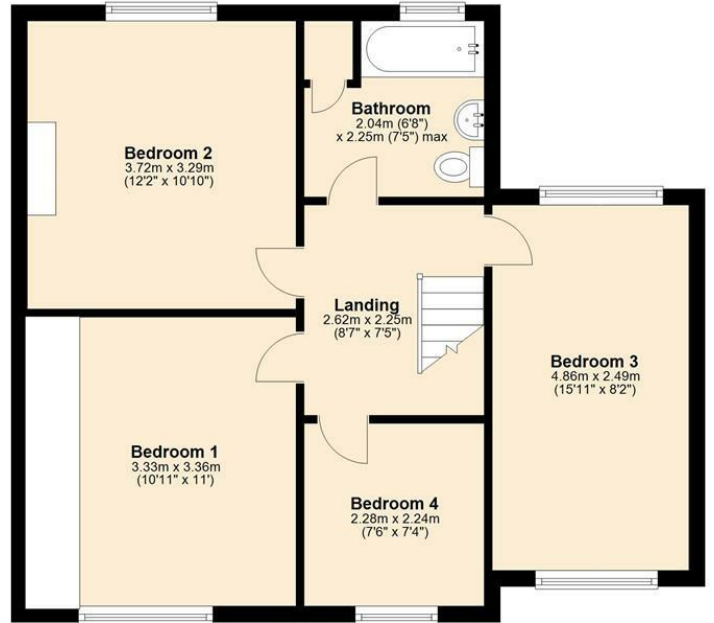
### Ground Floor

Approx. 62.2 sq. metres (669.2 sq. feet)

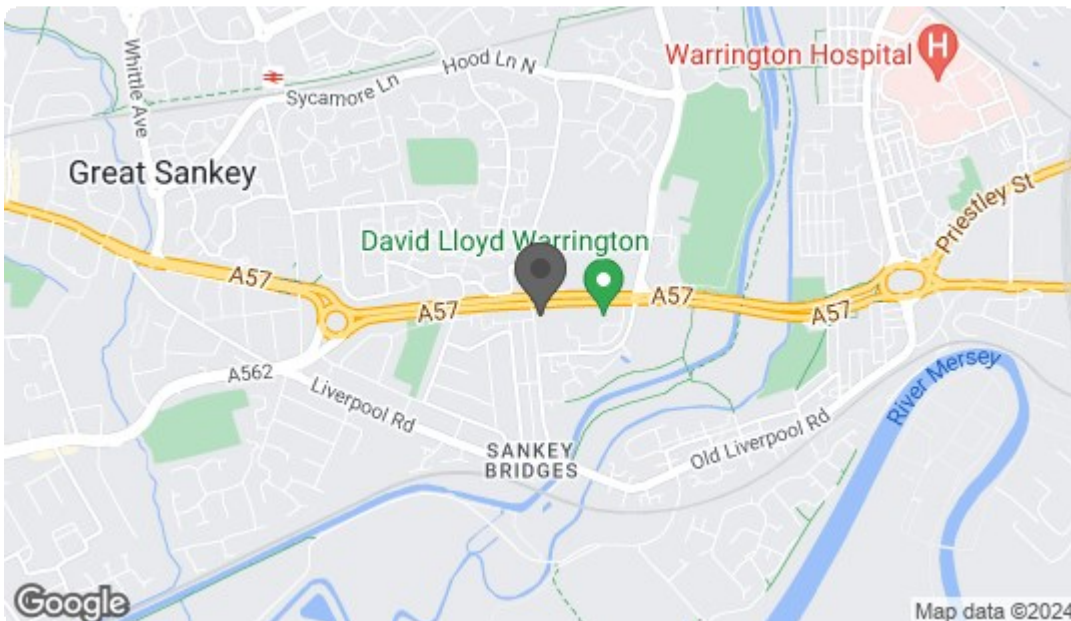


### First Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



Total area: approx. 115.3 sq. metres (1241.5 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		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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	