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6 Hawthorne Grove, Warrington, WA1 3EQ

Offers In Excess Of £260,000

FABULOUS SEMI DETACHED FAMILY HOME, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, WELL MAINTAINED THROUGHOUT, ATTRACTIVE GARDENS, DRIVEWAY PARKING, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this well maintained family home which is situated in a sought after location within the Kings Academy school catchment area. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, open plan lounge/dining room with French doors leading to the rear garden and feature fireplace, fitted kitchen, first floor landing, three bedrooms with fitted wardrobes, shower room and separate w.c. Externally the property has attractive gardens to the front and rear elevations along with excellent driveway parking and single garage. No onward chain. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, wall light points.

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed bay window to the front elevation, fitted wardrobes.

OPEN PLAN LOUNGE/DINING ROOM



Good sized open plan lounge/dining room with a Upvc double glazed bay window to the front elevation, Upvc double glazed French doors leading to the rear garden, feature fireplace with electric fire, picture rail.

BEDROOM TWO



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

KITCHEN



Fitted with a range of wall, base and display units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, dual aspect Upvc double glazed windows to the side and rear elevation, Upvc double glazed exterior door, wood laminate flooring, pantry area.

BEDROOM THREE



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

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, loft access.

SHOWER ROOM



Fitted with a corner shower enclosure and wash hand basin within storage unit, store cupboards housing the combi boiler,

part tiled walls, Upvc double glazed window to the rear elevation.

SEPARATE W.C

Fitted with a low level w.c, tiled walls, Upvc double glazed window to the side elevation.

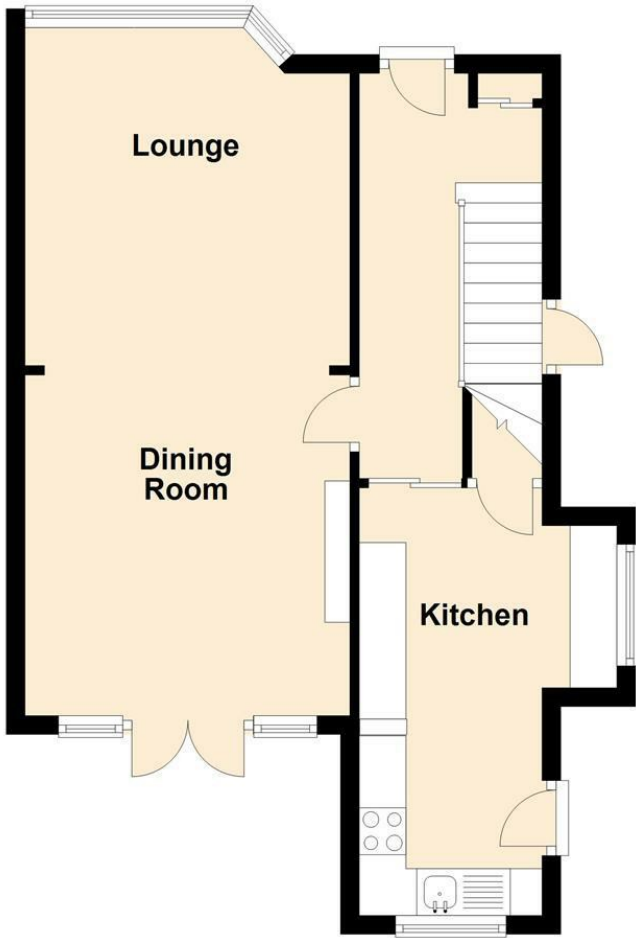
OUTSIDE



Externally the property has attractive gardens to the front and rear elevations, mainly laid to lawn with borders, patio area, greenhouse imprinted concrete driveway and detached garage.

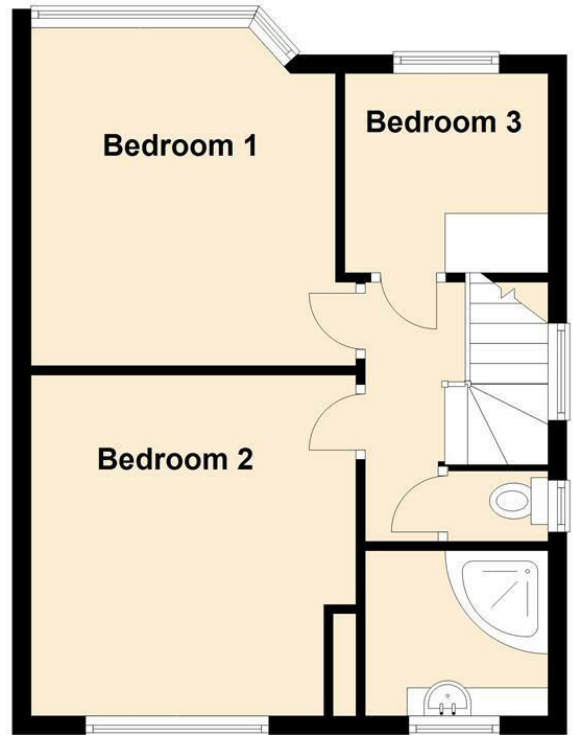
Ground Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 84.3 sq. metres (907.8 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 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	