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## **Keepers Cottage Haddock Wood, Runcorn, WA7 1RE**

### **Offers In The Region Of £350,000**

FABULOUS CHARACTER PROPERTY, SITUATED IN SUBSTANTIAL GROUNDS WITHIN HADDOCK WOOD CONSERVATION AREA, TWO BEDROOMS, IN NEED OF MODERNISATION, DOUBLE GARAGE AND OUT BUILDINGS, APPLE ORCHARD, WORKSHOP, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED!

We are delighted to offer for purchase this charming character property which is situated with substantial grounds within the Haddock Wood conservation area. Although requiring modernisation the property offers excellent potential to create your dream home. Benefiting from central heating the accommodation briefly comprises: Covered porch, entrance hallway with lift and stairs to the first floor landing, lounge with open fire place, separate dining room with beamed ceiling and fireplace, kitchen downstairs cloakroom/w.c, first floor landing, master bedroom with walk in storage, second double bedroom and a bathroom/w.c. The property is approached through double gates and has grounds which are mainly laid to lawn with mature trees, orchards and outbuildings including a double garage, workshop and greenhouse. NO CHAIN. Viewing highly recommended.

## OPEN PORCH

### ENTRANCE HALLWAY



With original front door, Parquet flooring, stairs and lift to the first floor accomodation.

### LOUNGE



With dual aspect windows including a bay to the front elevation, feature exposed brick wall with inset fire place and cast iron open fire.

### DINING ROOM



Separate dining room with dual aspect windows, feature exposed brick chimney breast with inset open fire, beamed ceiling.

### KITCHEN

With fitted units incorporating a sink unit, dual aspect windows, exterior door, cooker point.

### FIRST FLOOR LANDING

Window to the side elevation.

### MASTER BEDROOM



Window to the front elevation, walk in storage area.

### BEDROOM TWO



Double bedroom with a window to the side elevation, wardrobe to recess.

### BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin, panelled bath, bidet and shower enclosure, part tiled walls, window to the rear elevation.

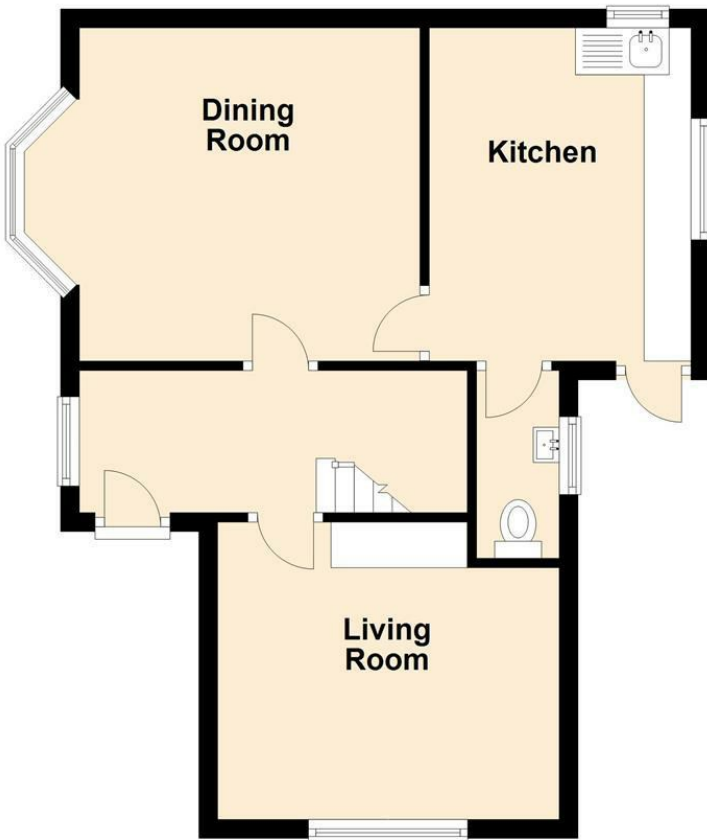
### OUTSIDE



The property occupies a substantial plot with mature woodland, lawned areas, driveway parking and outbuilding including a double garage workshop and greenhouse.

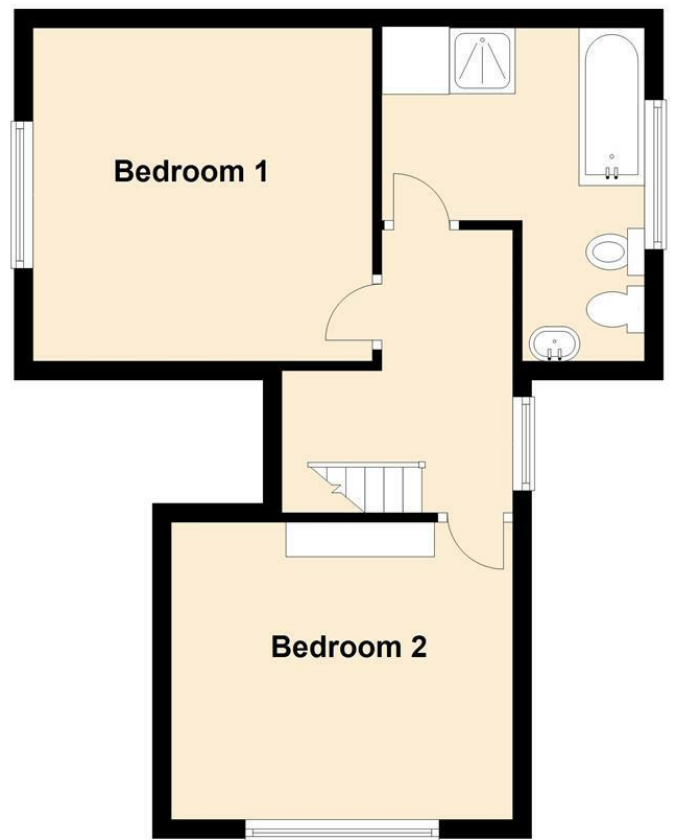
### Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)

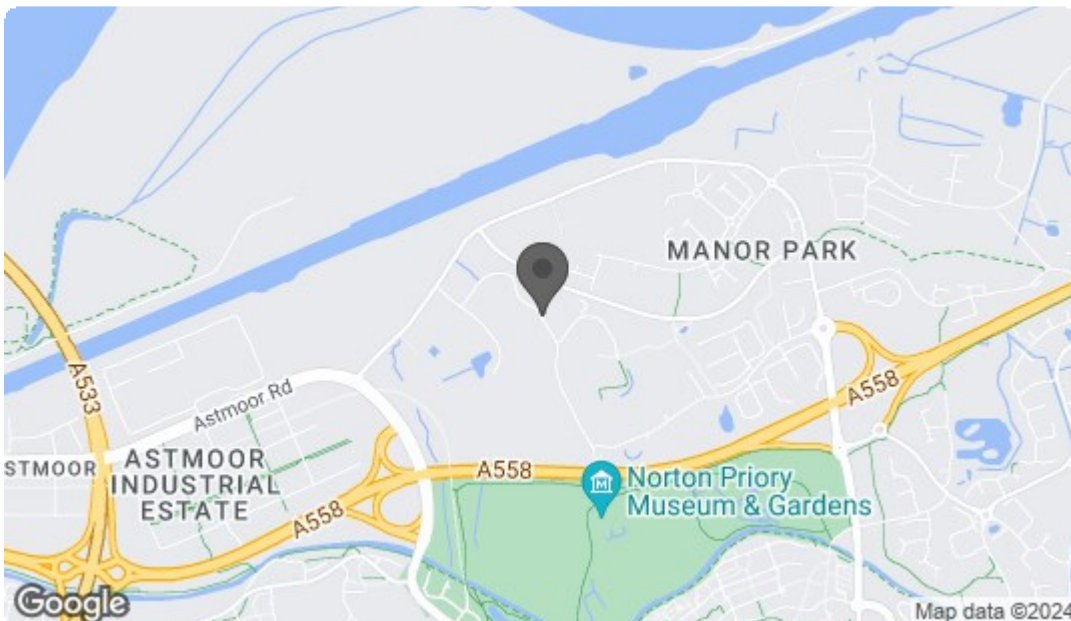


### First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 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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England & Wales		EU Directive 2002/91/EC	