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## 13 Tilston Avenue, Warrington, WA4 1UL

**Offers In Excess Of £200,000**

IMMACULATE SEMI DETACHED HOUSE, THREE BEDROOMS, EXTENDED ACCOMMODATION, IMPRESSIVE OPEN PLAN DINING KITCHEN, FREEHOLD TITLE, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, DRIVEWAY PARKING, ATTRACTIVE GARDENS, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this immaculate Freehold semi detached property which offers extended accommodation and is situated in a popular location. Benefitting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance porch, family lounge with feature fireplace, impressive open plan dining kitchen, downstairs w.c, first floor landing, three bedrooms and a shower room/w.c. Externally the property has attractive gardens to the front and rear along with off road parking, Viewing highly recommended.

## ENTRANCE PORCH

Accessed via a Upvc double glazed front door, leading through to the family lounge.

## LOUNGE



Attractive family lounge with a Upvc double glazed bow window to the front elevation, feature fireplace with inset "Living Flame" gas fire, open plan stairs leading to the first floor accommodation.

## DINING KITCHEN



Fabulous open plan dining kitchen with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls, dual aspect Upvc double glazed windows to the side and rear elevations, wood laminate flooring, external door leading to the ground floor w.c and store.

## DOWNSTAIRS W.C

Fitted with a low level w.c.

## FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

## MASTER BEDROOM



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

## BEDROOM TWO



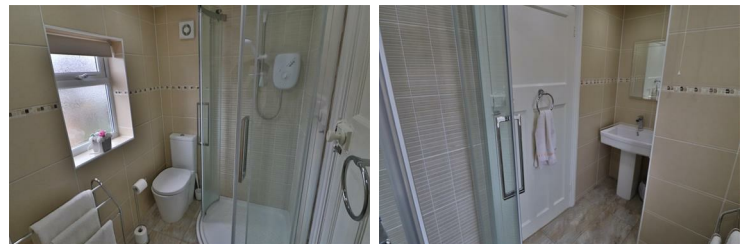
Second double bedroom with a Upvc double glazed window to the rear elevation, wood laminate flooring, picture rail, cupboard housing the gas combi boiler.

## BEDROOM THREE



With a Upvc double glazed window to the front elevation, picture rail, built in storage cupboard.

## SHOWER ROOM/W.C



Fitted with a recently installed shower suite comprising: Pedestal wash hand basin, low level w.c and corner shower enclosure, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation, extractor unit.

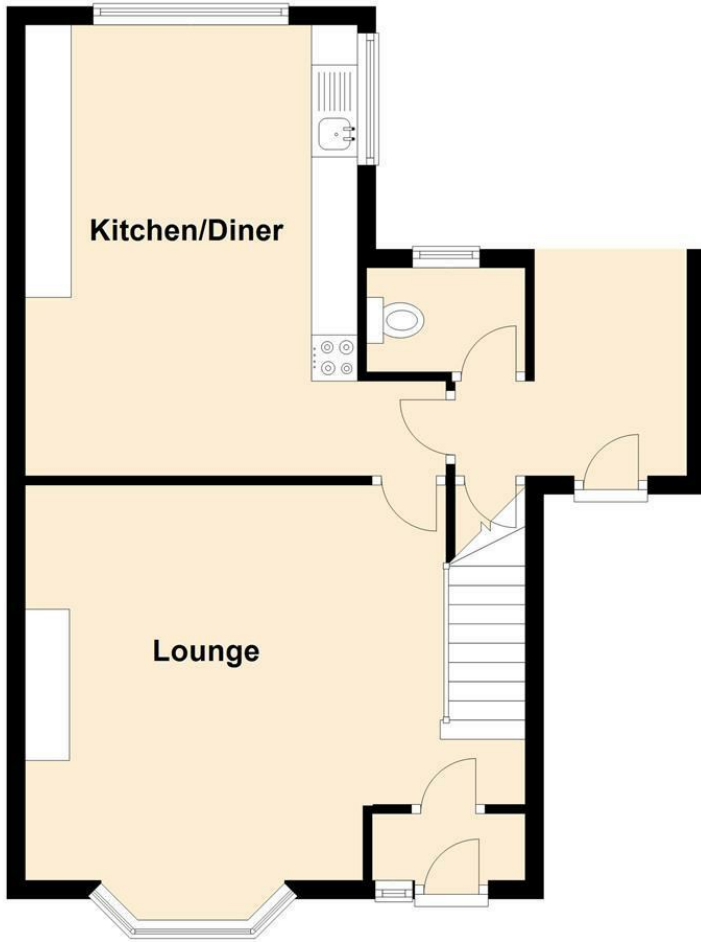
## OUTSIDE



Externally the property benefits from an imprinted front concrete driveway and large patio area to the rear with gardens featuring artificial lawned areas, gardens shed, rockery, borders and covered area from the rear door.

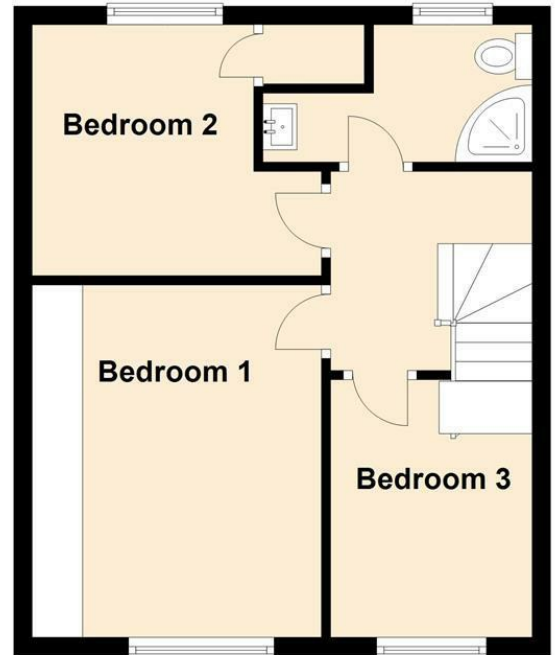
### Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)

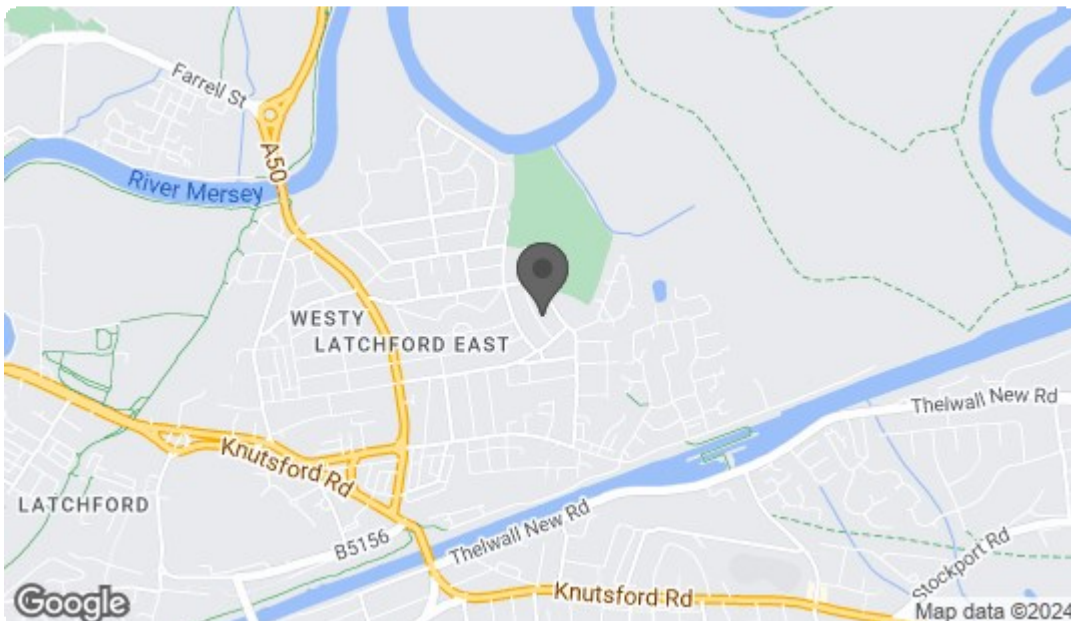


### First Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



Total area: approx. 87.0 sq. metres (936.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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