

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 7 Giles Drive, Warrington, WA4 1TG

**Asking Price £225,000**

**FABULOUS MID TOWN HOUSE, THREE BEDROOMS, IMPRESSIVE TOP FLOOR MASTER BEDROOM, ENSUITE SHOWER ROOM, DINING KITCHEN WITH INTEGRATED APPLIANCES, IMMACULATE THROUGHOUT, ATTRACTIVE REAR GARDEN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED!**

We are delighted to offer for purchase this fabulous mid town house which offers excellent accommodation over three floors and is situated in a sought after location. Benefitting from Upvc double glazing the accommodation briefly comprises: Entrance hallway, family lounge, dining kitchen with integrated appliances and French doors leading to the rear garden, cloakroom/w.c, first floor landing, bedrooms two and three, bathroom/w.c, second floor landing, impressive master bedroom with fitted wardrobes and ensuite shower room. Externally the property has allocated parking along with an attractive enclosed rear garden, Viewing highly recommended.



## ENTRANCE HALLWAY

### FAMILY LOUNGE



Good sized family lounge with a Upvc double glazed window to the front elevation, understairs storage cupboard.

### DINING KITCHEN



Fitted with a range of high gloss wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in electric oven and gas hob with extractor above, integrated fridge freezer, dishwasher and washing machine, part tiled walls, inset ceiling spot lighting, Upvc double glazed window to the rear elevation, Upvc double glazed French doors leading to the rear garden.

### CLOAKROOM/W.C



Fitted with a low level w.c and pedestal wash hand basin.

## FIRST FLOOR LANDING



With stairs leading to the second floor accommodation, Upvc double glazed window to the front elevation.

### BEDROOM TWO



Double bedroom with two Upvc double glazed window to the rear elevation, built in wardrobes.

### BEDROOM THREE



With a Upvc double glazed window to the front elevation.

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin, panelled bath and separate walk in shower, part tiled walls.

## SECOND FLOOR LANDING

Giving access to the master bedroom.

## MASTER BEDROOM



Impressive master bedroom with fitted wardrobes, Upvc double glazed window to the front elevation, access door leading to the ensuite shower room.

## ENSUITE SHOWER ROOM



Fitted with a low level w.c, pedestal wash hand basin and double walk in shower enclosure, part tiled walls, inset ceiling spot lighting, storage cupboard, Upvc double glazed window to the rear elevation.

## OUTSIDE

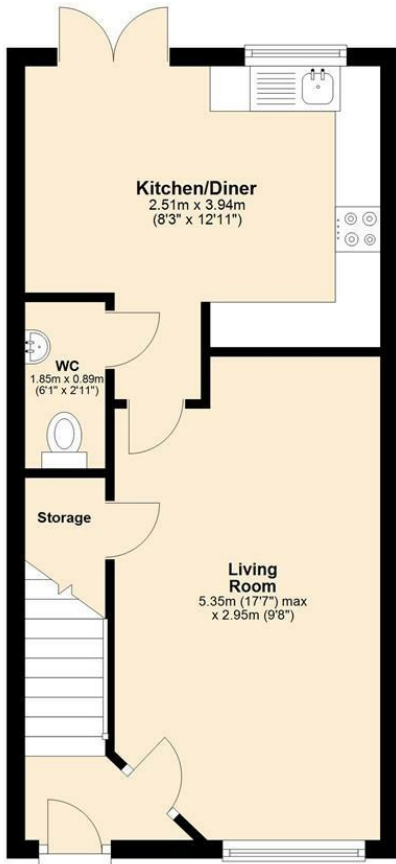


Externally the property has an attractive rear garden which is mainly laid to lawn with raised decked area and gardens shed. A gate from the rear garden leads to the allocated parking.



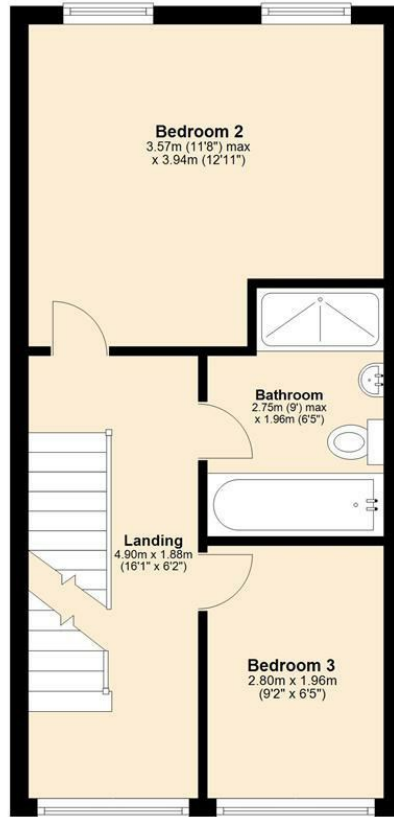
### Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



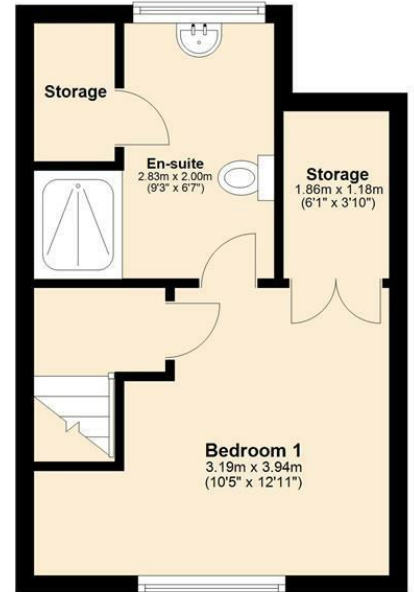
### First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)

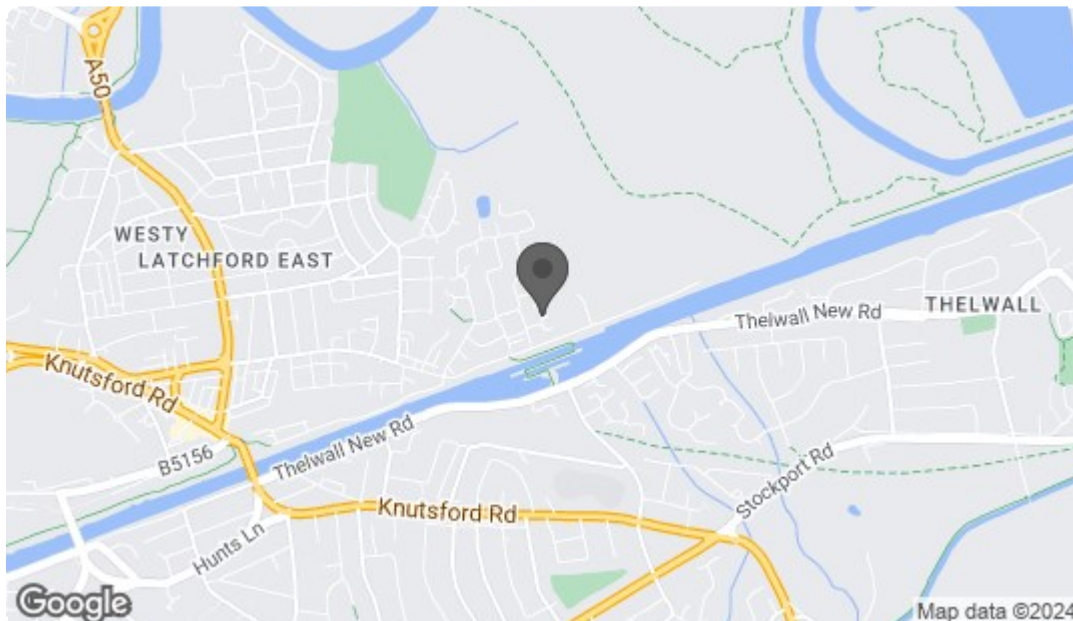


### Second Floor

Approx. 22.9 sq. metres (246.0 sq. feet)



Total area: approx. 90.4 sq. metres (972.9 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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	