

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)



## 113 Northway, Warrington, WA2 9QH

**£175,000**

FABULOUS MID TOWN HOUSE, THREE BEDROOMS, FREEHOLD, IMMACULATE THROUGHOUT, SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous mid town house which is located in a sought after location and offers excellent accommodation. Benefiting from Upvc double glazing the accommodation briefly comprises: Entrance hallway, family lounge with feature fireplace and "Living Flame" gas fire, open plan dining kitchen with French doors leading to the rear garden, first floor landing, good sized master bedroom, two further bedrooms and an impressive shower room/w.c with double walk in shower enclosure. Externally the property has off road parking to the front elevation along with an enclosed rear garden which overlooks park land. Ideal First Time Buy. Viewing highly recommended.



## ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, wood laminate flooring, stairs leading to the first floor accommodation.

## FAMILY LOUNGE



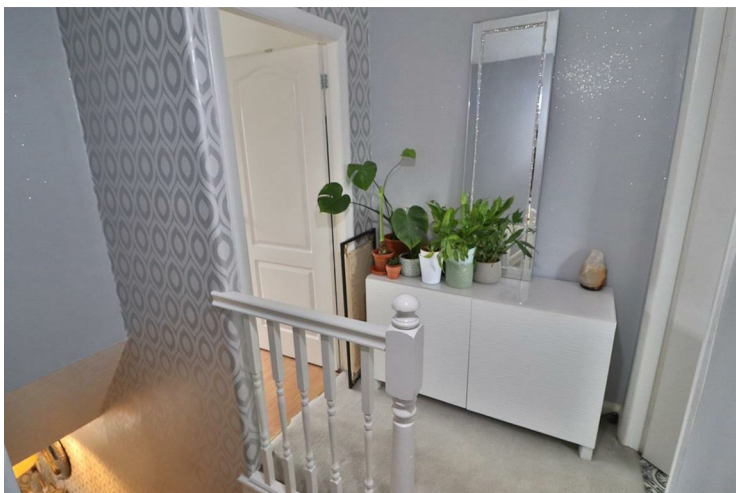
Attractive family lounge with a bow Upvc double glazed window to the front elevation, feature fireplace with inset "Living Flame" gas fire, wood laminate flooring, coved ceiling.

## DINING KITCHEN



Open plan dining kitchen fitted with a range of wall and base units incorporating a sink unit with mixer tap, "Range" type cooker, plumbed for a washing machine, dual aspect Upvc double glazed windows, Upvc double glazed French doors leading to the rear garden, part tiled walls, coved ceiling, wood laminate flooring.

## FIRST FLOOR LANDING



## MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, feature panelled wall, fitted wardrobe, wood laminate flooring.

## BEDROOM TWO



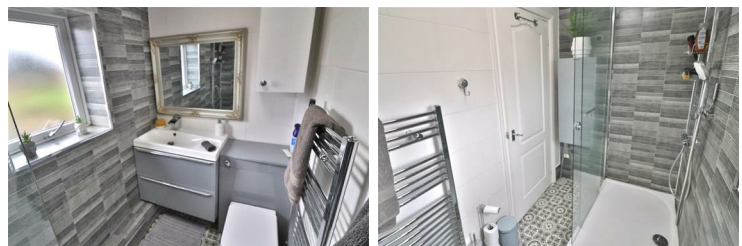
Double bedroom with a Upvc double glazed window to the rear elevation, wood laminate flooring, dado rail.

## BEDROOM THREE



With a Upvc double glazed window to the front elevation.

## SHOWER ROOM/W.C



Impressive shower room/w.c fitted with a low level w.c, wash hand basin with under storage unit, walk in double shower enclosure, heated chrome towel radiator, tiled walls, Upvc double glazed window to the rear elevation.

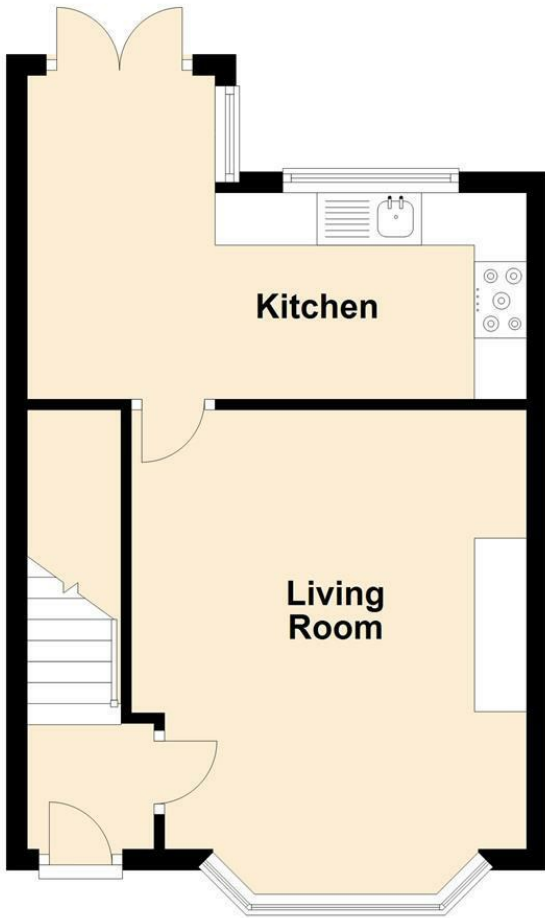
## OUTSIDE



Externally the property has off road parking to the front elevation. The rear garden is enclosed and overlooks park land.

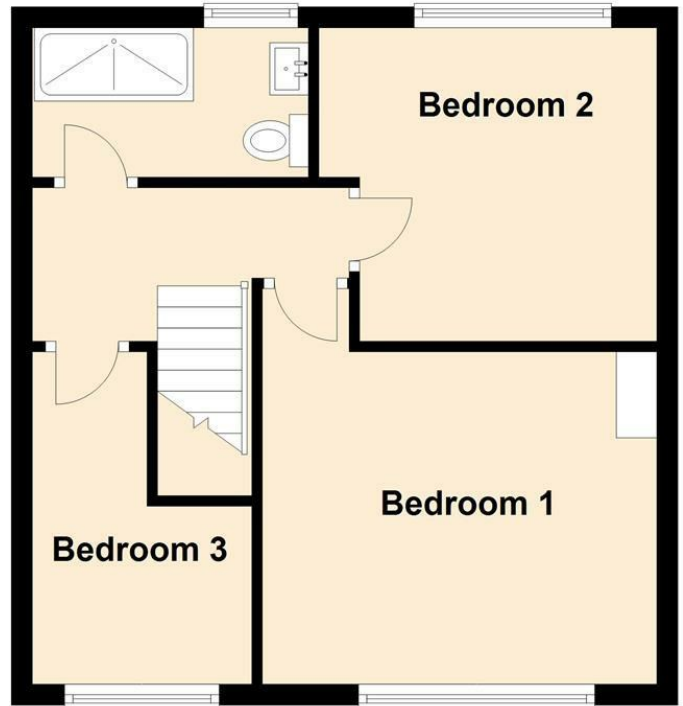
## Ground Floor

Approx. 32.3 sq. metres (347.7 sq. feet)

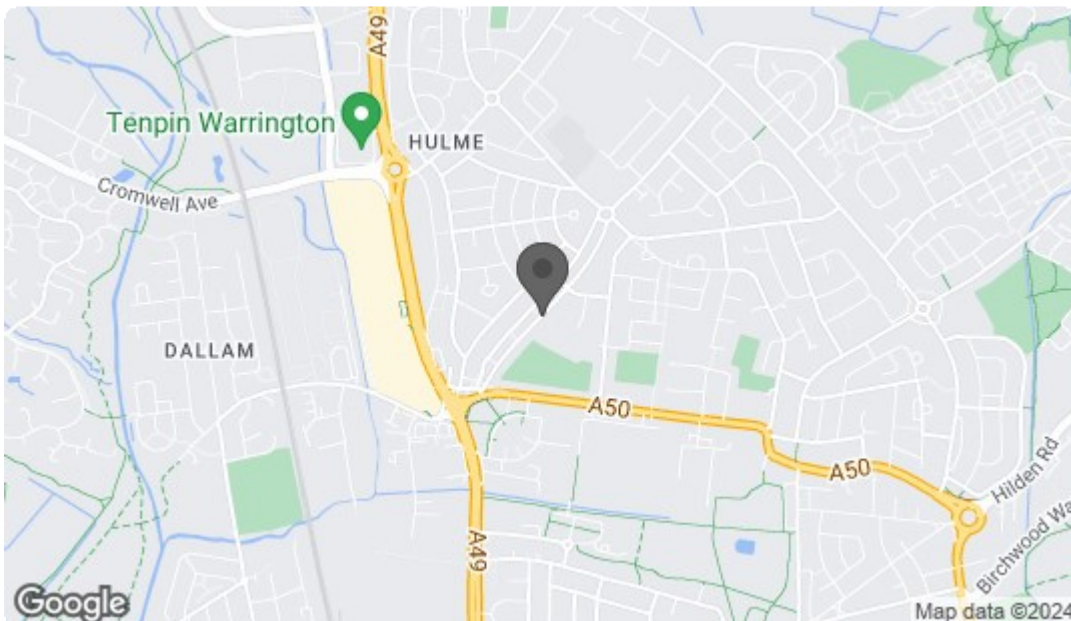


## First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 70.1 sq. metres (754.2 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	