

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



370 Thelwall Lane, Warrington, WA4 1NJ

£250,000

STUNNING SEMI DETACHED HOUSE, THREE BEDROOMS, UPVC DOUBLE GLAZING, ENSUITE SHOWER ROOM TO MASTER BEDROOM, OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES AND FRENCH DOORS TO REAR GARDEN, UTILITY ROOM, ATTRACTIVE GARDENS, DRIVEWAY PARKING AND SINGLE GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning semi detached family home which is situated in a sought after location and benefits from Upvc double glazing and gas central heating. Arranged over two floors the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, excellent sized family lounge, open plan dining kitchen with integrated appliances and French doors leading to the rear garden, utility room, first floor landing with dual aspect windows, master bedroom with fitted wardrobe and ensuite shower room, two further bedrooms and a bathroom/w.c, externally the property has gardens along with driveway parking and single garage. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

CLOAKROOM/W.C



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

FAMILY LOUNGE



Attractive family lounge with dual aspect Upvc double glazed windows, wood laminate flooring.

OPEN PLAN DINING KITCHEN



Fabulous open plan dining kitchen fitted with a range of high gloss wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, integrated fridge freezer and dishwasher, part tiled walls, wood laminate flooring, inset ceiling spot lighting, Upvc double glazed window to the front elevation, Upvc double glazed French doors leading to the rear garden.

UTILITY ROOM



With a stainless steel sink unit, plumbed for a washing machine, wood laminate flooring, part tiled walls, exterior door leading to the rear garden.

FIRST FLOOR LANDING



With dual aspect Upvc double glazed windows, loft access.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation, fitted wardrobes, access door leading through to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a low level w.c, walk in shower enclosure and pedestal wash hand basin, part tiled walls, extractor unit.

BEDROOM TWO



With a Upvc double glazed window to the rear elevation.

BEDROOM THREE



With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath, part tiled walls, Upvc double glazed window to the front elevation.

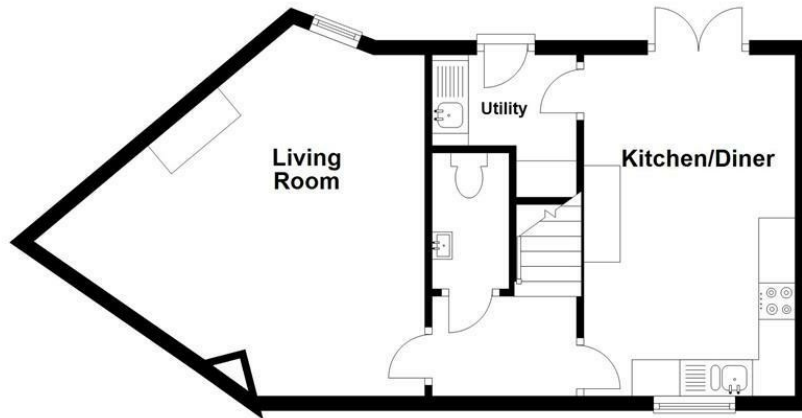
OUTSIDE



Externally the property has gardens areas to the front and rear along with parking leading to a single garage.

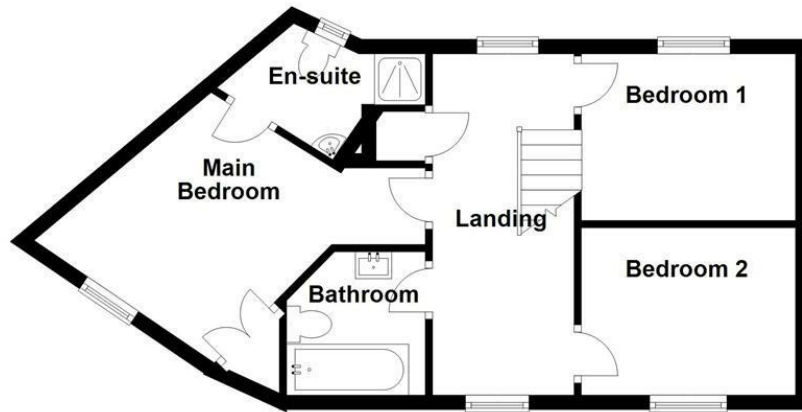
Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)

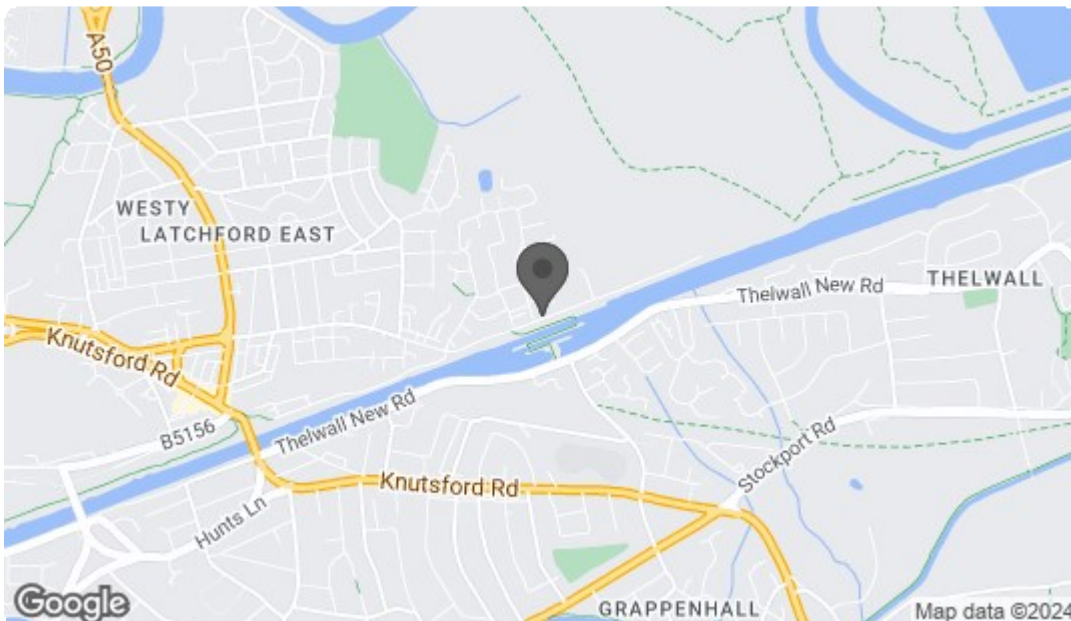


First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 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	