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14 Brookwood Close, Warrington, WA4 6NY

£495,000

IMPRESSIVE DETACHED BUNGALOW, THREE BEDROOMS, IN NEED OF MODERNISATION, FABULOUS EXPANSIVE GARDENS, OPEN PLAN LOUNGE/DINING ROOM AND CONSERVATORY, SEPARATE UTILITY ROOM, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, CLOSE TO STOCKTON HEATH, FREEHOLD TITLE, VIEWING HIGHLY RECOMMENDED!

We are delighted to offer for purchase this impressive detached bungalow that although requires modernisation offers excellent accommodation and is situated on an expansive garden plot. Offered with no onward chain and Freehold title the accommodation briefly comprises: Entrance hallway, good sized family lounge which opens through to a dining room, conservatory, fitted kitchen with oven and hob, utility room, cloakroom/w.c, master bedroom with fitted wardrobes two further bedrooms and a shower room/w.c. Externally the property is situated on an expansive plot with lawned areas leading down to a stream and woodland areas. Viewing highly recommended.

ENTRANCE HALLWAY

LOUNGE



Good sized family lounge with dual aspect UPVC double glazed windows including a box bay window to the rear elevation, exterior door leading to the side of the property, coved ceiling inset fireplace, wall light points, open plan to the dining room.

DINING ROOM



Open plan to the lounge and conservatory, coved ceiling.

CONSERVATORY



UPVC double glazed conservatory with French doors leading out to the rear garden.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in double oven, gas hob and extractor, UPVC double glazed window to the side elevation, part tiled walls.

UTILITY ROOM

Plumbed for a washing machine, built in units incorporating a stainless steel sink unit, access to the separate w.c.

SEPARATE W.C

Fitted with a low level w.c.

MASTER BEDROOM



With a UPVC double glazed window to the front elevation, fitted mirrored wardrobes.

BEDROOM TWO

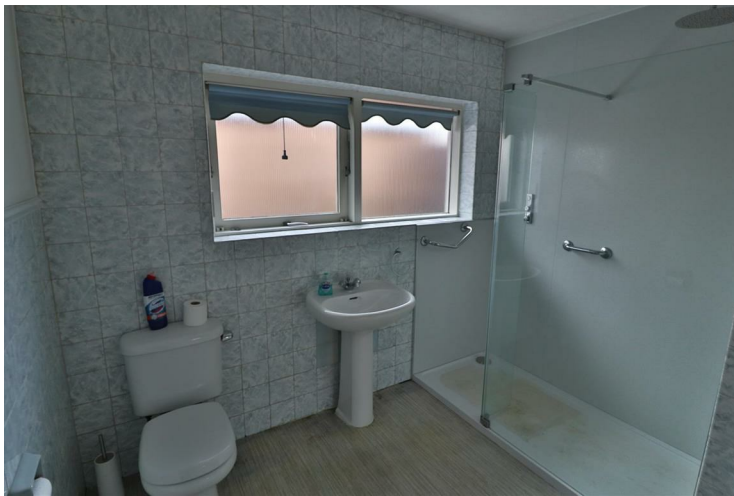
Double bedroom with a UPVC double glazed window to the front elevation.

BEDROOM THREE



With a UPVC double glazed window to the side elevation.

SHOWER ROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and large walk in shower, part tiled walls, window to the side elevation.

OUTSIDE



Externally the real feature of this property is an expansive rear garden featuring lawned areas leading down to a brook, mature trees and shrubs. Off road driveway parking leading to single detached garage. Potential to extend subject to planning permission.

Ground Floor

Approx. 145.3 sq. metres (1564.3 sq. feet)



Total area: approx. 145.3 sq. metres (1564.3 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			
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	