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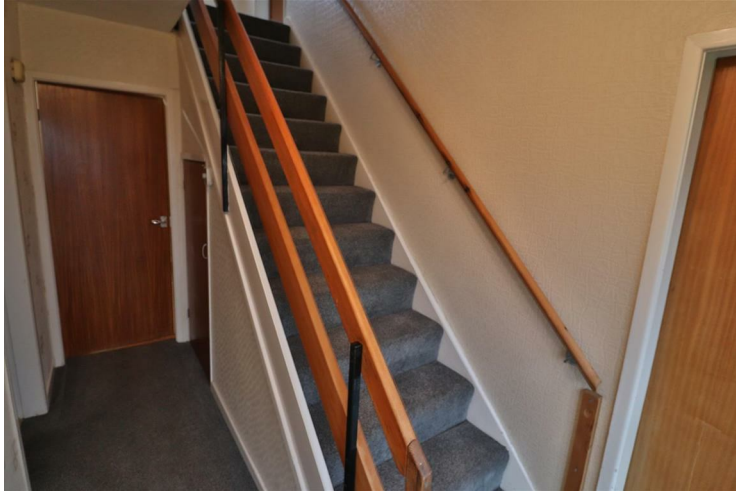
33 Farrington Road, Warrington, WA2 8NE

Offers In Excess Of £299,950

ATTRACTIVE DETACHED PROPERTY, THREE BEDROOMS, IN NEED OF MODERNISATION, OPEN PLAN LOUNGE/DINING ROOM, L SHAPED DINING KITCHEN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, NO ONWARD CHAIN, FREEHOLD TITLE, GOOD SIZED CORNER PLOT, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive detached family home which is situated in a sought after location and benefits from No Onward Chain and Freehold title. With gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, good sized open plan lounge/dining room, L shaped dining kitchen, ground floor third bedroom, first floor landing, master bedroom, second bedroom and a bathroom/w.c. Externally the property is situated on a good sized corner plot with gardens to the front side and rear elevations along with driveway parking to a detached garage. Viewing highly recommended.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation, understairs storage cupboard.

LOUNGE



Open plan to the dining room with a Upvc double glazed window to the front elevation, coved ceiling, feature fireplace with "Living Flame" gas fire.

DINING ROOM



Open plan to the lounge with a Upvc double glazed window to the rear elevation.

L SHAPED DINING KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, cooker point, plumbed for a washing machine, Upvc double glazed window to the side elevation, French doors leading to the rear garden, exterior door, part tiled walls, ceramic tiled floor.

BEDROOM THREE



With a Upvc double glazed window to the front elevation.

FIRST FLOOR LANDING



With storage cupboard, Upvc double glazed window to the rear elevation.

MASTER BEDROOM



With dual aspect Upvc double glazed windows to the front and rear elevations, fitted wardrobes.

BEDROOM TWO



With a Upvc double glazed window to the front elevation, storage cupboard.

BATHROOM/W.C

Fitted with a three piece suite comprising a pedestal wash hand basin, low level w.c and panelled bath with shower over, tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE



Externally the property is situated on a corner plot with garden areas to the front side and rear elevations along with driveway parking leading to a detached single garage.

Ground Floor

Approx. 81.6 sq. metres (878.3 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



Total area: approx. 115.5 sq. metres (1243.2 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 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	