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285 Thelwall New Road, Warrington, WA4 2NQ

Offers In Excess Of £295,000

STUNNING MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, FABULOUS OPEN PLAN FAMILY/DINING/KITCHEN AREA WITH INTEGRATED APPLIANCES, ENSUITE SHOWER ROOM TO MASTER BEDROOM, IMPRESSIVE BATHROOM WITH SEPARATE SHOWER, PRESENTED TO A HIGH STANDARD THROUGHOUT, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, ENCLOSED REAR COURTYARD, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning mid terraced property which is situated in a sought after location overlooking the Manchester Ship canal. Offering excellent accommodation and presented to a high standard throughout the accommodation briefly comprises: Entrance hallway, cloakroom/w.c., attractive lounge with open fireplace, fabulous open plan family/dining/kitchen area with "Log Burning Stove" integrated appliances and Bi folding doors leading out to the rear courtyard area, first floor landing, master bedroom with ensuite shower room, second double bedroom and an impressive bathroom with freestanding bath and separate walk in shower.. Externally the property is garden fronted and has an enclosed rear courtyard with brick built store. Viewing highly recommended.

ENTRANCE PORCH

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, feature wall panelling, under stairs storage.

CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basin, heated chrome towel radiator.

OPEN PLAN FAMILY/DINING KITCHEN AREA



Fabulous open plan family/dining/kitchen area with a feature exposed brick inset fireplace with "Log Burning" stove, kitchen area with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, island with halogen hob, built in electric oven, integrated dishwasher and fridge freezer, utility area with plumbing for a washing machine, inset ceiling spot lighting, Bi folding Upvc double glazed doors opening to the rear courtyard.

LOUNGE



Attractive family lounge with a Upvc double glazed window to the front elevation, feature exposed brick open fireplace, wood laminate flooring, shelving to alcoves, coved ceiling, picture rail.

FIRST FLOOR LANDING

MASTER BEDROOM



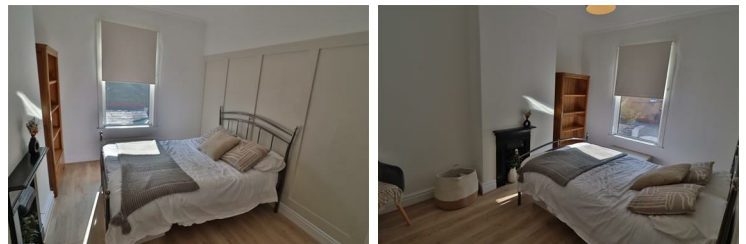
With a Upvc double glazed window to the front elevation, wood laminate flooring, fitted wardrobes, original cast iron fireplace access through to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a low level w.c, corner shower enclosure and pedestal wash hand basin, part tiled walls, heated chrome towel radiator, Upvc double glazed window to the front elevation.

BEDROOM TWO



Second double bedroom with a Upvc double glazed window to the rear elevation, original cast iron fireplace, wood laminate flooring, feature wall panelling.

BATHROOM/W.C



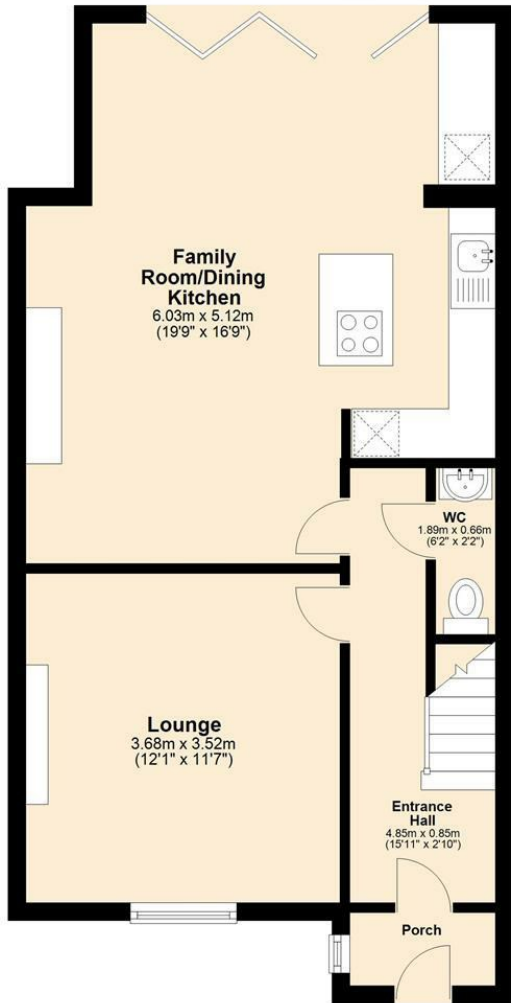
Impressive family bathroom comprising: Freestanding bath with wall mounted mixer tap, wash hand basin, low level w.c and separate walk in shower, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE

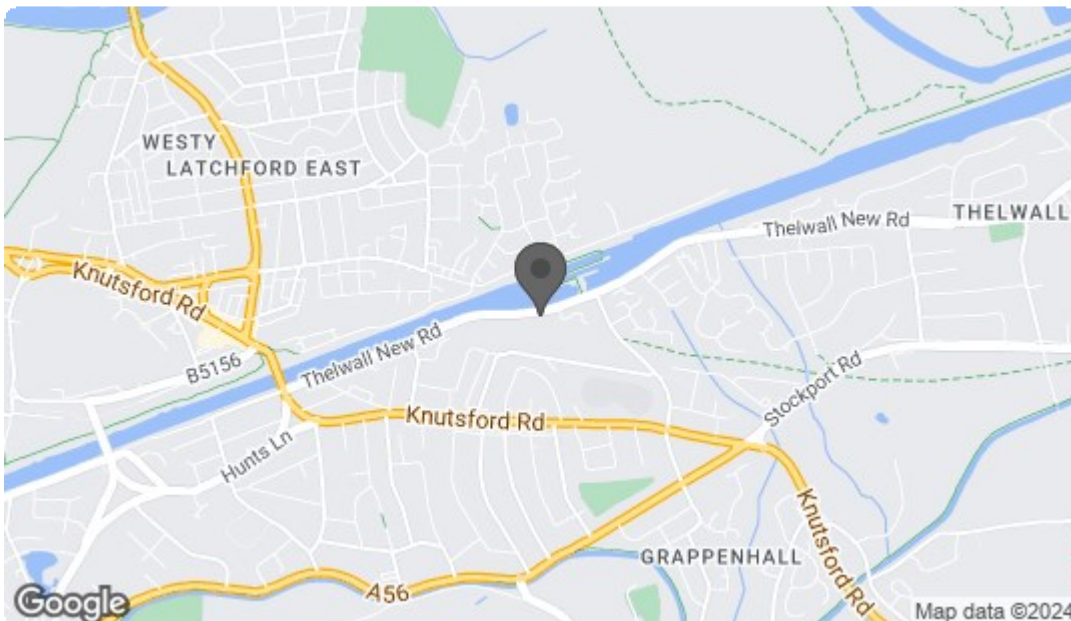
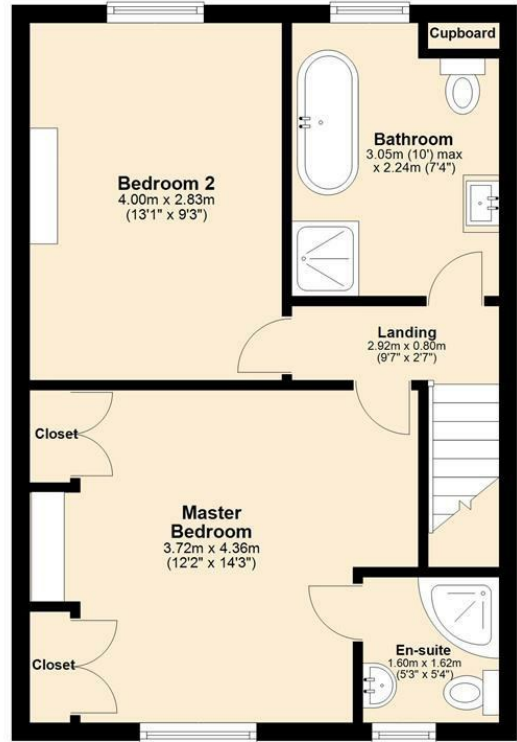


Externally the property has a gravelled garden area to the front elevation along with a pretty enclosed rear courtyard with brick built store and rear gate access.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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	