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## 170 Padgate Lane, Warrington, WA1 3SP

**£160,000**

MID TERRACED HOUSE, THREE BEDROOMS, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, EXCELLENT ACCOMMODATION, IDEAL FIRST TIME BUY, CLOSE TO LOCAL AMENITIES, VIEWING HIGHLY RECOMMENDED!

We are pleased to offer this mid terraced property situated in a sought after location and offering excellent accommodation. Benefitting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, family lounge with feature fireplace and bay window to the front elevation, open plan dining room, fitted kitchen with oven and hob, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has a front garden area along with an enclosed rear courtyard with a lawned area and paved patio. IDEAL FIRST TIME BUY. VIEWING HIGHLY RECOMMENDED!

## ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

## LOUNGE



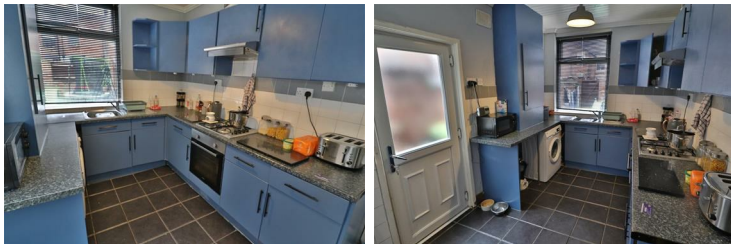
Family lounge with a Upvc double glazed bay window to the front elevation, feature fire place with marble back and hearth, wood laminate flooring, dado rail, coved ceiling, .open plan to the dining area.

## DINING AREA



With a Upvc double glazed window to the rear elevation, feature inset fireplace, wood laminate flooring, coved ceiling, dado rail, understairs storage cupboard,

## KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, part tiled walls, ceramic tiled floor, plumbed for washing machine, Upvc double glazed window to the rear elevation, exterior door.

## FIRST FLOOR LANDING

## BEDROOM ONE



Excellent sized master bedroom with two Upvc double glazed windows to the front elevation.

## BEDROOM TWO

Second double bedroom with wood laminate flooring, coved ceiling, Upvc double glazed window to the rear elevation.

## BEDROOM THREE



Single bedroom with a Upvc double glazed window to the rear elevation.

## BATHROOM/W.C.



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

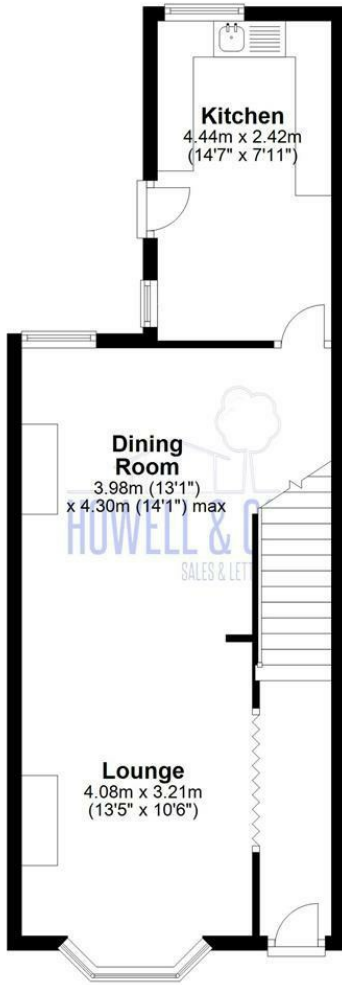
## OUTSIDE



Externally the property is garden fronted with an enclosed rear courtyard area with a paved patio area, external gate access.

### Ground Floor

Approx. 46.8 sq. metres (503.3 sq. feet)

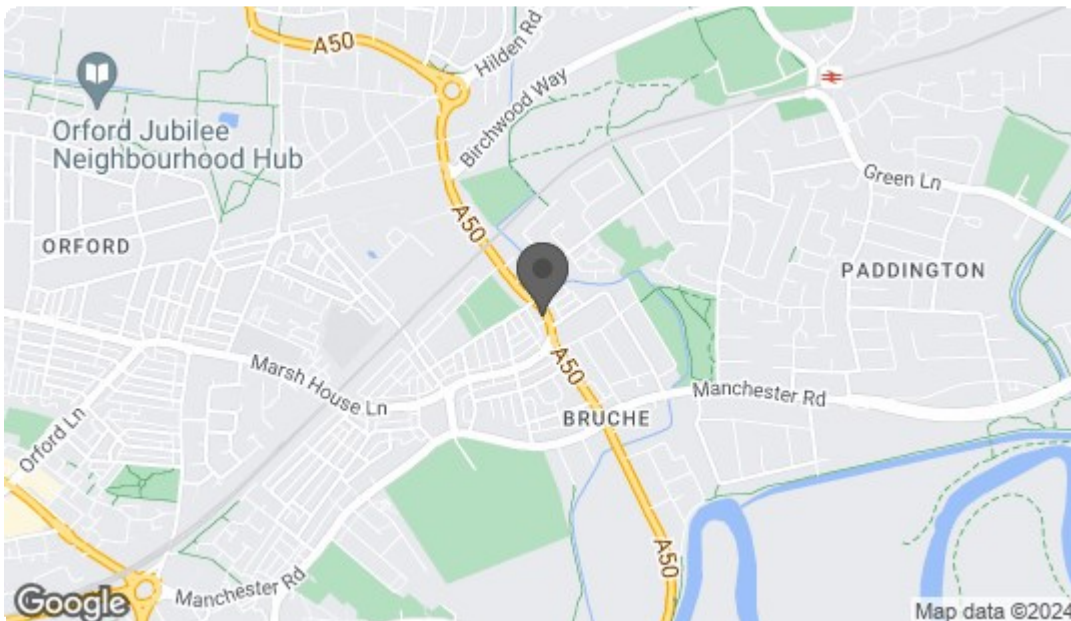


### First Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



Total area: approx. 92.9 sq. metres (1000.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		