

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



13 Rozel Crescent, Warrington, WA5 1JJ

Offers In The Region Of £284,950

ATTRACTIVE SEMI DETACHED FAMILY HOME, FOUR BEDROOMS, EXTENDED ACCOMMODATION, UPVC DOUBLE GLAZING, NO ONWARD CHAIN, OPEN PLAN DINING KITCHEN WITH OVEN AND HOB, GAS CENTRAL HEATING, OVERLOOKING PARKLAND TO THE REAR, EXCELLENT DRIVEWAY PARKING, FRONT AND REAR GARDENS, SINGLE GARAGE, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive semi detached dormer bungalow which is presented to a high standard and offers versatile accommodation. Benefiting from gas central heating and Upvc double glazing the extended accommodation briefly comprises: Entrance hallway, good sized lounge with feature fire place and electric fire, open plan dining kitchen with with built in oven and hob, two double ground floor bedrooms and a bathroom/w.c fitted with a modern white suite. The first floor accommodation offers two further double bedrooms and a walk in storage area. Externally the property has excellent driveway parking leading to a single garage along with garden areas to the front and rear. VIEWING HIGHLY RECOMMENDED.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accomodation, under stairs storage area.

LOUNGE



Family lounge with a Upvc double glazed window to the front elevation, feature fireplace with inset electric fire, coved ceiling.

OPEN PLAN DINING KITCHEN



Good sized open plan dining kitchen with dual aspect Upvc double glazed windows to the sides and rear elevations, two built in storage cupboards, cupboard housing the combi boiler, fitted white kitchen units incorporating a stainless steel sink unit with mixer tap, plumbed for a washing machine, external Upvc double glazed door.

MASTER BEDROOM



With a Upvc double glazed window to the rear elevation, built in wardrobe.

BEDROOM TWO



With a Upvc double glazed window to the front elevation, coved ceiling.

BATHROOM/W.C



Fitted with a modern white three comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over and glass shower screen, part tiled walls, heated chrome towel radiator, Upvc double glazed window to the side elevation.

FIRST FLOOR LANDING

With access door leading to a walk in storage area.

BEDROOM THREE



With a Upvc double glazed window to the rear elevation.

BEDROOM FOUR



With a Upvc double glazed window to the side elevation.

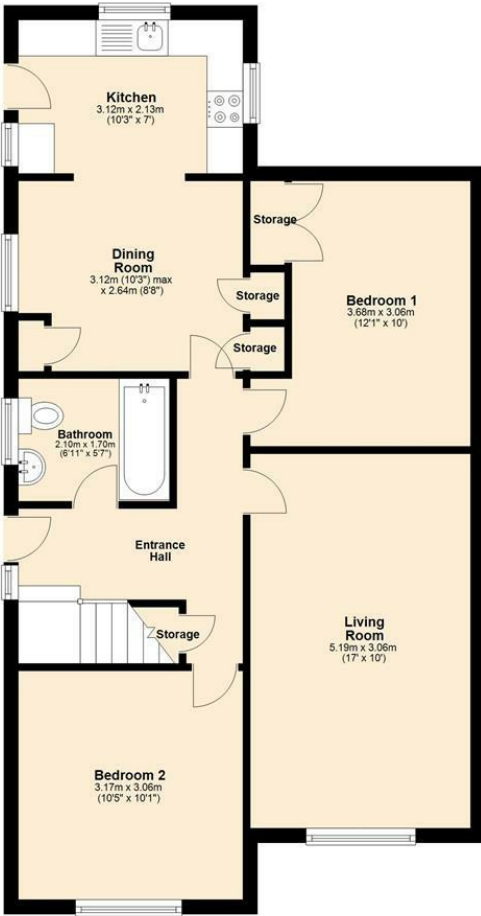
OUTSIDE



Externally the property has garden areas to the front and rear elevations along with excellent driveway parking leading to a single garage.

Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



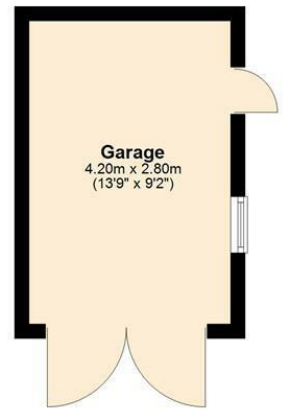
First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)

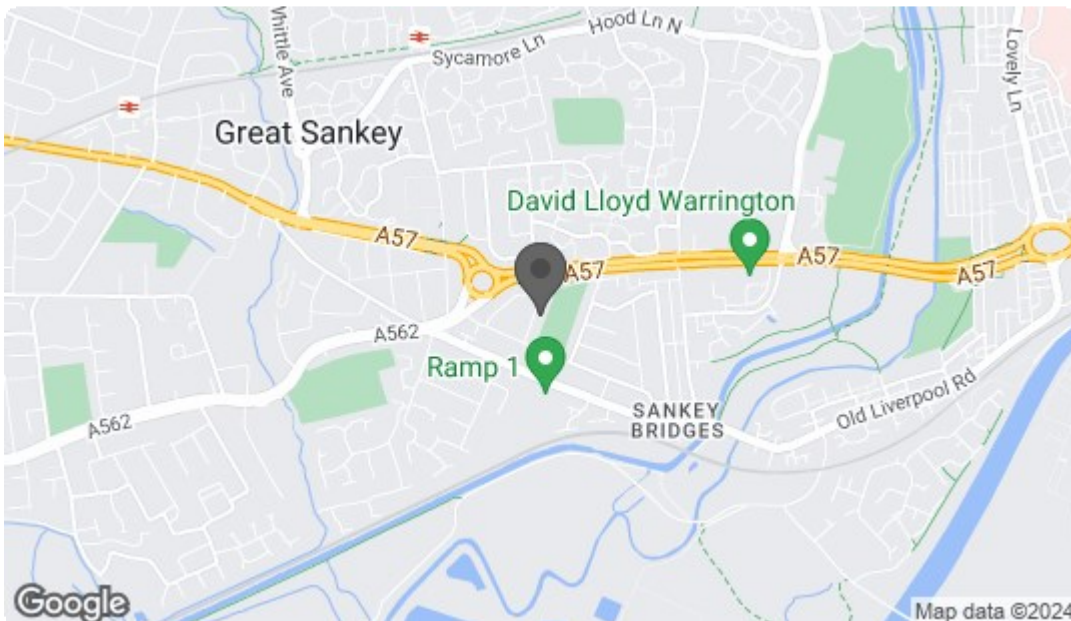


Garage

Approx. 11.8 sq. metres (126.6 sq. feet)



Total area: approx. 111.6 sq. metres (1200.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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	