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2 East View, Warrington, WA4 2QH

Offers In Excess Of £305,000

TRADITIONAL SEMI DETACHED PROPERTY- FOUR BEDROOMS- OPEN PLAN DINING KITCHEN- SPACIOUS GARDENS- CONVENIENT LOCATION- EN-SUITE MASTER BEDROOM,

We are delighted to offer for purchase this deceptively spacious traditional semi detached house which is arranged over three floors and briefly comprises: Entrance porch which in turn opens into the entrance hallway, to the front of the property is a bay fronted lounge and to the rear the kitchen and dining room have been opened out to create a large opening plan area, this coupled with the conservatory overlooking the garden makes the whole area a fantastic family area.

To the first floor are three well proportioned bedrooms, two of which are double bedrooms. All three are served by a three piece white family bathroom. The Master Bedroom takes up the extended second floor which has full dormer to the rear to extend the space further and incorporate the three piece en-suite.

Externally the property has gardens to the front and rear, the rear garden being a particular feature as is partly laid to lawn along with patio and gravelled areas.

Viewing highly recommended.

ENTRANCE PORCH

Leading through to the entrance hallway.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation, under stairs storage area.

LOUNGE



Attractive family lounge with a half Upvc double glazed bay window to the front elevation, feature fireplace with an inset "Living flame" gas fire.

OPEN PLAN DINING KITCHEN



Good sized open plan dining 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, plumbed for a washing machine and dishwasher, wood laminate flooring, leading through to the sun room.

SUN ROOM



Double glazed with French doors leading to the rear garden, ceramic tiled floor.

FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation, stairs leading to the master bedroom.

BEDROOM TWO



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

BEDROOM THREE



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

BEDROOM FOUR

With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



Fitted with a three piece white suite comprising: Panelled bath with shower over, pedestal wash hand basin and low level w.c, part tiled walls, heated towel radiator, Upvc double glazed window.

SECOND FLOOR

MASTER BEDROOM



Excellent sized master bedroom with a Upvc double glazed window to the rear elevation, wood laminate flooring, access door leading to the ensuite shower room.

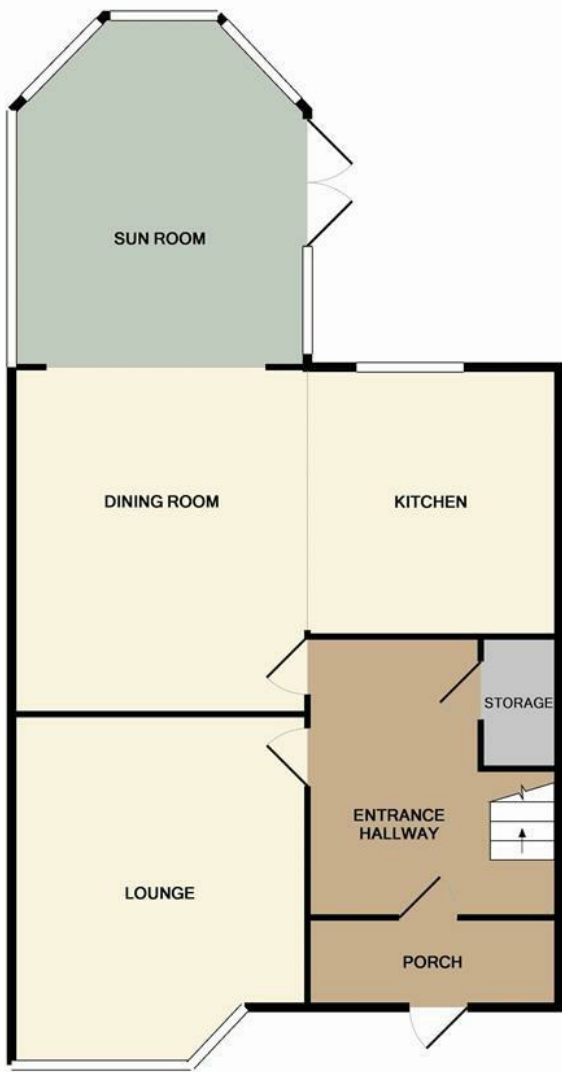
ENSUITE SHOWER ROOM

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

OUTSIDE

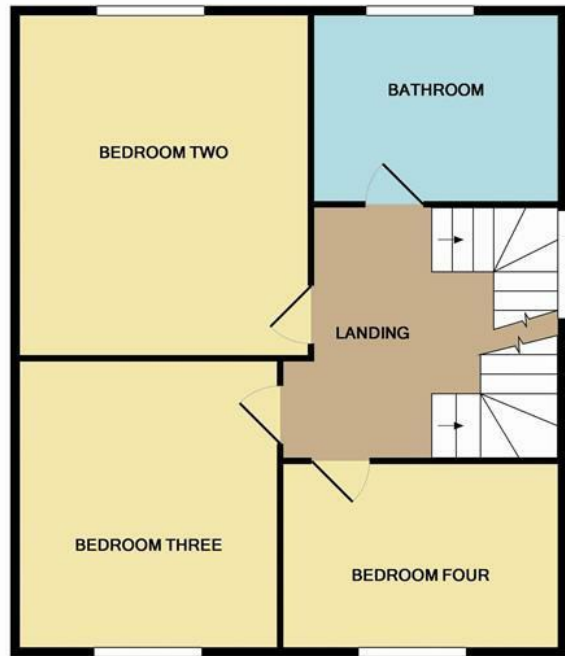


Externally the property has gardens to the front and rear elevations, the rear garden is a particular feature and is partly laid to lawn with patio a gravelled area.



GROUND FLOOR

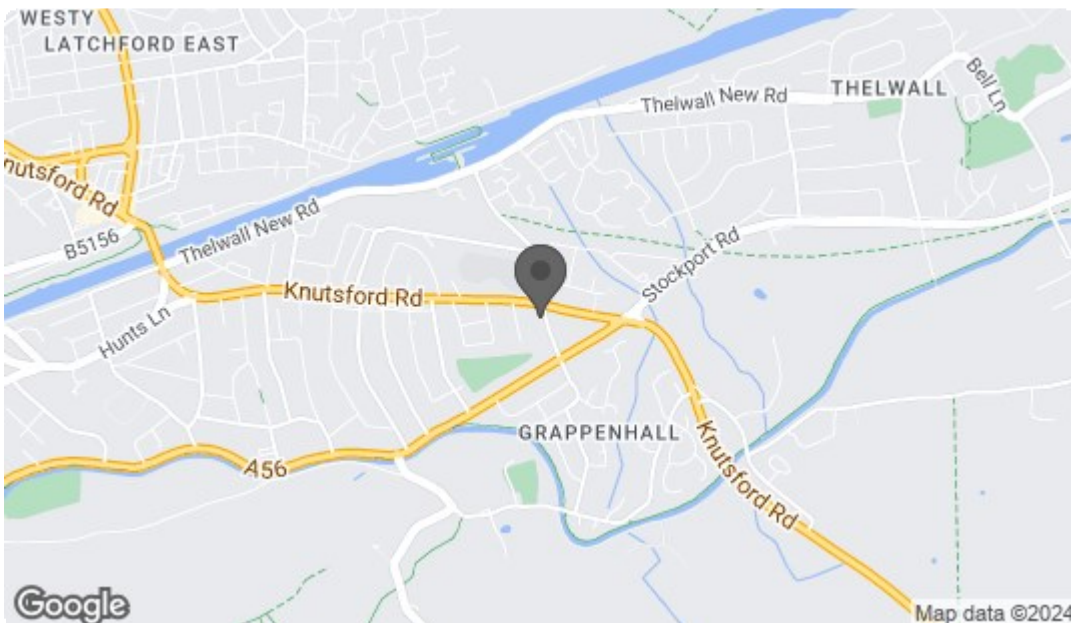
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR



2ND FLOOR



| 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 | |