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## 91 Cumberland Street, Warrington, WA4 1EZ

**Offers In Excess Of £150,000**

STUNNING MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, CONTEMPORARY KITCHEN, UPVC DOUBLE GLAZING, IMMACULATE THROUGHOUT, SEPARATE DINING ROOM, SOUGHT AFTER LOCATION, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning mid terraced property which offers immaculate accommodation and is situated in a sought after location. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance vestibule, lounge with feature fire place, separate dining room, contemporary fitted kitchen with built in oven and hob, modern shower room/w.c, first floor landing, two double bedrooms. Externally the property has an enclosed rear courtyard area. Viewing highly recommended.

## ENTRANCE VESTIBULE

## LOUNGE



Attractive lounge with a Upvc double glazed window to the front elevation, feature fireplace with inset " Living Flame" gas fire, wood laminate flooring, coved ceiling.

## DINING ROOM



Separate dining room with a Upvc double glazed window to the rear elevation, wood laminate flooring, coved ceiling, stairs leading to the first floor accommodation.

## KITCHEN



Fitted with a contemporary range of wall and base units incorporating a sink unit with mixer tap, built in electric oven and induction hob, part tiled walls, Upvc double glazed window

to the side elevation wood laminate flooring, Upvc double glazed exterior door leading to the rear courtyard area.

## SHOWER ROOM/W.C



Fitted with a shower suite comprising: Double shower enclosure, low level w.c, wash hand basin with mixer tap and under storage unit, tiled walls, Upvc double glazed window to the rear elevation.

## FIRST FLOOR LANDING

## MASTER BEDROOM



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

## BEDROOM TWO



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

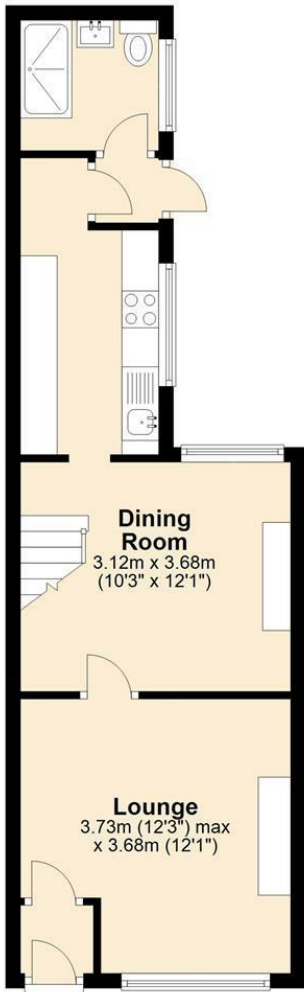
## OUTSIDE



Externally the property has an enclosed rear courtyard area with rear gate access.

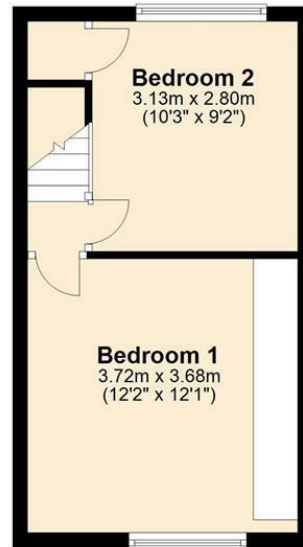
### Ground Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



### First Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



Total area: approx. 62.4 sq. metres (671.7 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	