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19 Gosling Close, Warrington, WA4 5PB

£350,000

ATTRACTIVE DETACHED HOUSE, THREE BEDROOMS, KITCHEN WITH INTEGRATED APPLIANCES, REAR GARDEN, GARAGE, OFF ROAD PARKING, UPVC DOUBLE GLAZING AND CENTRAL HEATING, VILLAGE SETTING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer this spacious 3 bedroom detached family home, in the sought after semi rural location of Hatton, close to both Stretton and Stockton Heath village's. Situated at the head of a quiet cul-de-sac, the accommodation briefly comprises; Entrance hallway, lounge, dining area, a modern, fully fitted kitchen with: integrated oven, hob, and dishwasher, complete with underfloor heating, with access to the garage and a beautiful rear conservatory.

To the first floor, the property offers: 3 double bedrooms and a family bathroom with free standing shower and corner bath. Externally the property has the benefit of a large garage and off road parking, and an attractive garden to the rear.

Offering excellent accommodation the property benefits from UPVC double glazing, central heating throughout, and solar panels on the roof, for heating water.

OUTSIDE



Externally the property has off road parking, to the front of the garage door, and to the rear a beautiful enclosed garden

ENTRANCE HALLWAY



Features stairs leading up to the first floor of the property, and an understairs cupboard, with dark grey carpets and access to the kitchen and garage

DINING ROOM



Good sized dining room with UPVC double glazed windows looking into the conservatory and an archway into living room

LIVING ROOM



Living room with feature fireplace, with UPVC double glazed windows looking out to the front of the property.

KITCHEN



Fitted with a range of modern wall and base units, incorporating an integrated oven and stainless steel sink with mixer tap, electric hob and extractor fan above, and integrated dishwasher. This kitchen has plumbing for a washing machine, tiled walls and floors, and underfloor heating. With UPVC double glazed windows overlooking the rear garden, and doors to the conservatory.

CONSERVATORY



The conservatory has double glazed windows all around, with double doors leading to the rear garden.

FIRST FLOOR LANDING

Offers doors to all three bedrooms, the bathroom, and airing cupboard. With a UPVC double glazed window to the side of the house, and grey carpets.

MASTER BEDROOM



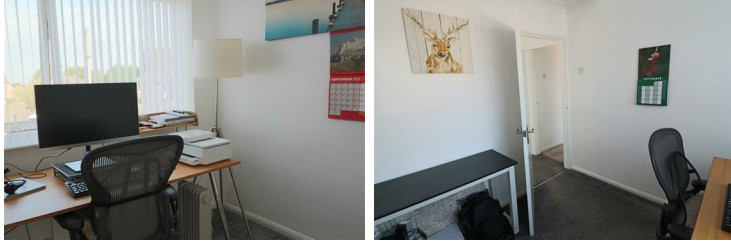
With a large UPVC double glazed window overlooking the front garden and driveway. Grey carpets and fitted wardrobes with mirrored sliding doors.

BEDROOM TWO



With a large UPVC double glazed window overlooking the back garden, with grey carpets.

BEDROOM THREE



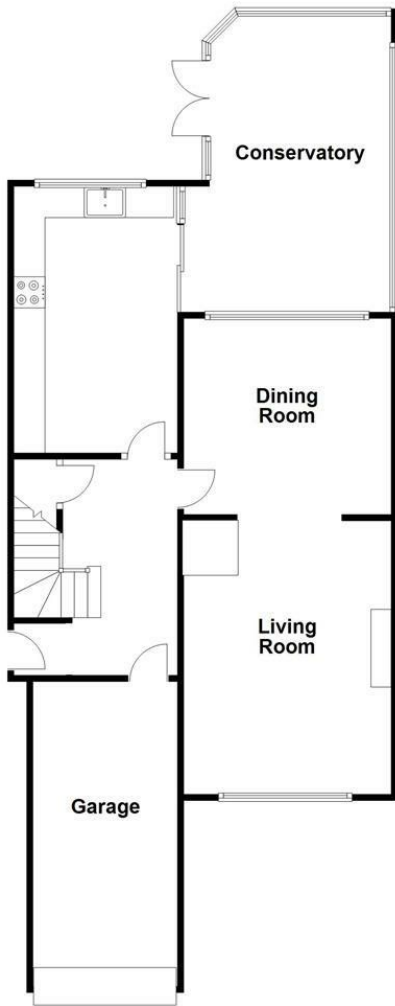
A large UPVC double glazed window overlooking the front garden and garage, with grey carpets.

BATHROOM

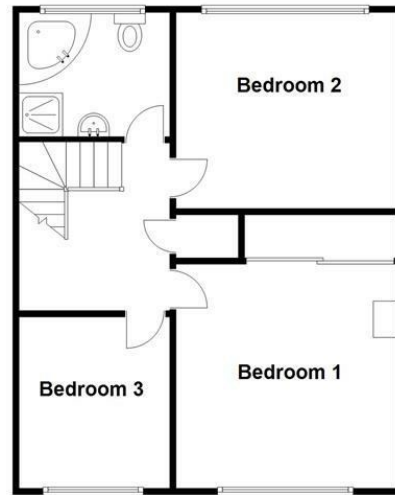


Family bathroom fitted with low level w.c, pedestal wash basin, also offers an enclosed shower with separate corner bath. This bathroom is part tiled with UPVC double glazed windows to the rear.

Ground Floor
Approx. 73.0 sq. metres (786.3 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 118.7 sq. metres (1277.1 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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		