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44 Arlington Drive, Warrington, WA5 2QG

Offers In The Region Of £259,000

IMMACULATE SEMI DETACHED HOUSE, THREE BEDROOMS, EXTENDED ACCOMMODATION, FABULOUS OPEN PLAN FAMILY/DINING AND KITCHEN AREA, SEPARATE UTILITY ROOM, FITTED WARDROBES, SOUGHT AFTER LOCATION, FRONT AND REAR GARDENS, DRIVEWAY GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this immaculate semi detached house which offers excellent extended accommodation and is situated in a highly sought after location. Benefiting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, lounge, fabulous open plan family/dining/kitchen area with integrated appliances, separate utility room, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations along with driveway parking and attached single garage. Viewing highly recommended.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door with side Upvc double glazed windows, Upvc double glazed windows to the side elevation, stairs leading to the first floor accommodation, coved ceiling, dado rail.

UTILITY ROOM



With an exterior Upvc double glazed door leading to the rear garden, plumbed for a washing machine, part tiled walls.

LOUNGE



Attractive family lounge with a Upvc double glazed window to the front elevation, feature fireplace with inset "Living Flame" gas fire, coved ceiling, wall light points.

OPEN PLAN FAMILY/DINING KITCHEN AREA



Fabulous open plan living/kitchen space with Upvc double glazed French doors leading to the rear garden, Upvc double glazed window to the rear elevation, wall light points, coved ceiling, kitchen area fitted with a range of wall base and display units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric double oven and gas hob with extractor above, integrated dishwasher, part tiled walls, inset ceiling spot lighting.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, dado rail, coved ceiling

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, fitted wardrobes.

BEDROOM TWO



Externally the property has gardens to the front and rear elevations along with driveway parking leading to an attached single garage.

Double bedroom with a UPVC double glazed window to the rear elevation, fitted wardrobes.

BEDROOM THREE



With a UPVC double glazed window to the front elevation.

BATHROOM/W.C

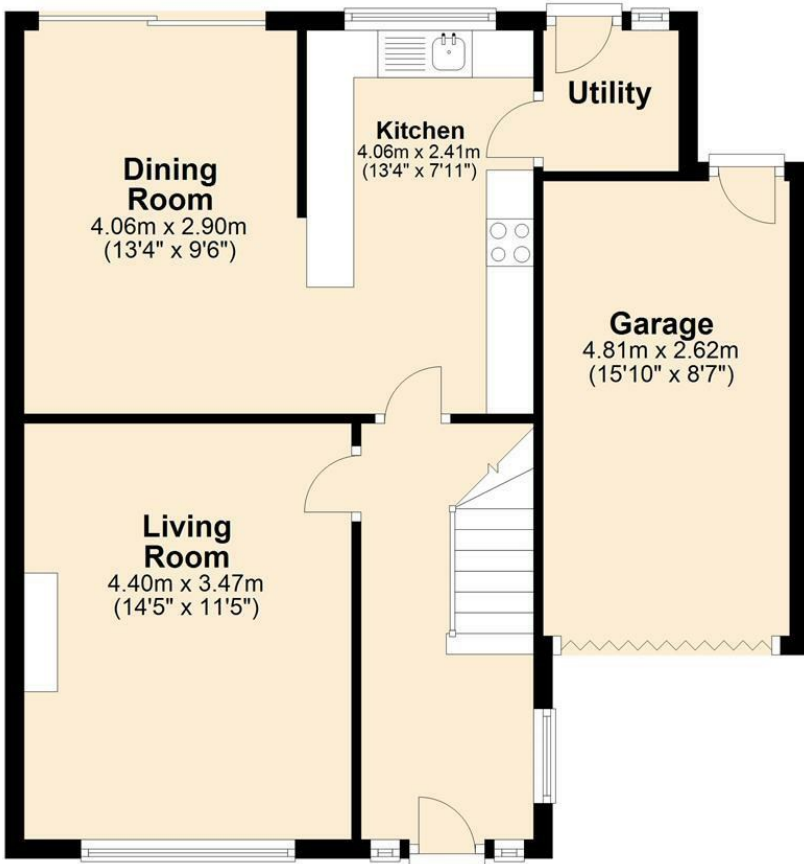


Fitted with a modern three piece suite in white, comprising: Pedestal wash hand basin, low level w.c and shaped bath with shower over and curved glass screen, tiled walls, UPVC double glazed window to the side elevation, built in storage, heated chrome towel radiator.

OUTSIDE

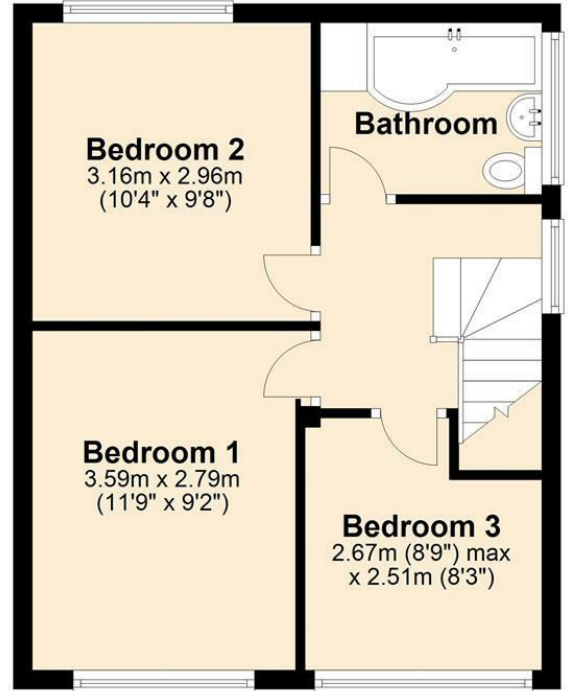
Ground Floor

Approx. 61.8 sq. metres (665.0 sq. feet)

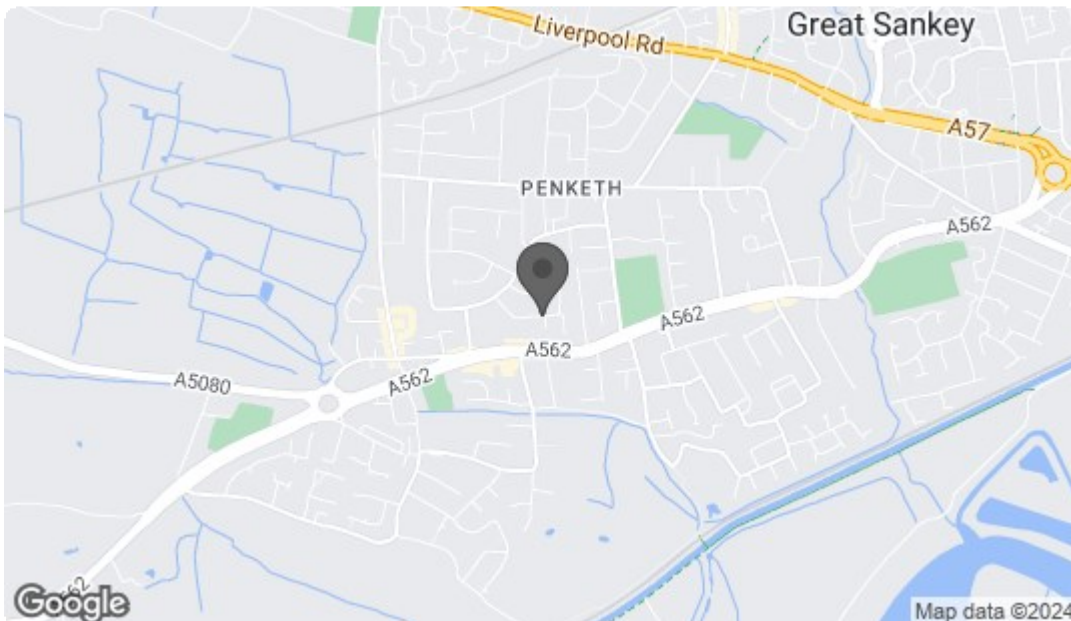


First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 98.8 sq. metres (1063.4 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 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	