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9 Shirley Drive, Warrington, WA4 2PA

Offers In Excess Of £300,000

SEMI DETACHED HOUSE, THREE BEDROOMS, EXTENDED ACCOMMODATION, UPGRADING REQUIRED, GREAT SIZED DINING KITCHEN, POPULAR LOCATION, NO ONWARD CHAIN, VIEWING RECOMMENDED.

We are pleased to offer for purchase this extended semi detached property which although requires upgrading works offers excellent potential. Situated in a popular location and benefiting from gas central heating the accommodation briefly comprises: Entrance hallway, lounge/dining room with French doors leading to the rear garden, great sized open plan dining kitchen with access door through to the garage, 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. Viewing recommended.

ENTRANCE PORCH

HALLWAY



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

LOUNGE/DINING ROOM



With a Upvc double glazed bay window to the front elevation, coved ceiling, archway leading though to the dining area, feature fireplace with inset "Living Flame" gas fire, leaded French doors opening to the rear garden.

OPEN PLAN DINING KITCHEN



Offering a great sized open plan area fitted with a range of wall and base units incorporating a double drainer stainless steel sink unit with a mixer tap, built in double electric oven and gas hob with an extractor above, part tiled walls, Dual aspect Upvc double glazed windows, exterior door leading to the rear garden, access door leading to the single garage.

FIRST FLOOR LANDING



With a leaded window to the side elevation.

MASTER BEDROOM



With a Upvc double glazed window to the rear elevation, fitted wardrobes.

BEDROOM TWO



With a bay Upvc double glazed window to the front elevation.

BEDROOM THREE



With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin, panelled bath and separate shower enclosure, tiled walls, ceramic tiled floor, two Upvc double glazed windows.

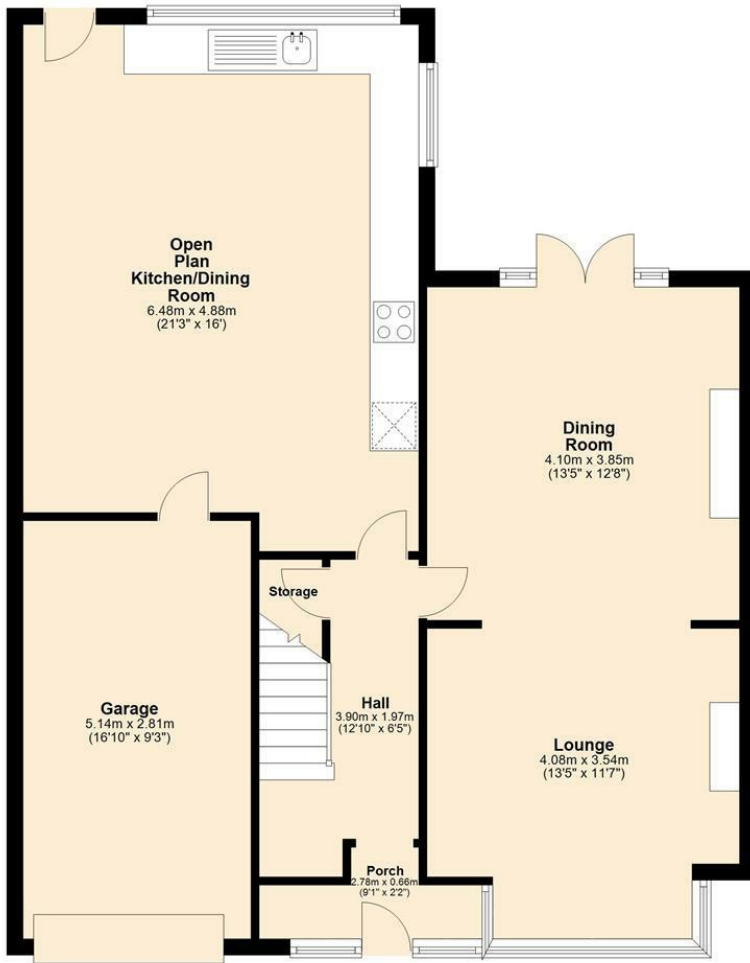
OUTSIDE



Externally the property has good sized gardens along with driveway parking leading an attached single garage.

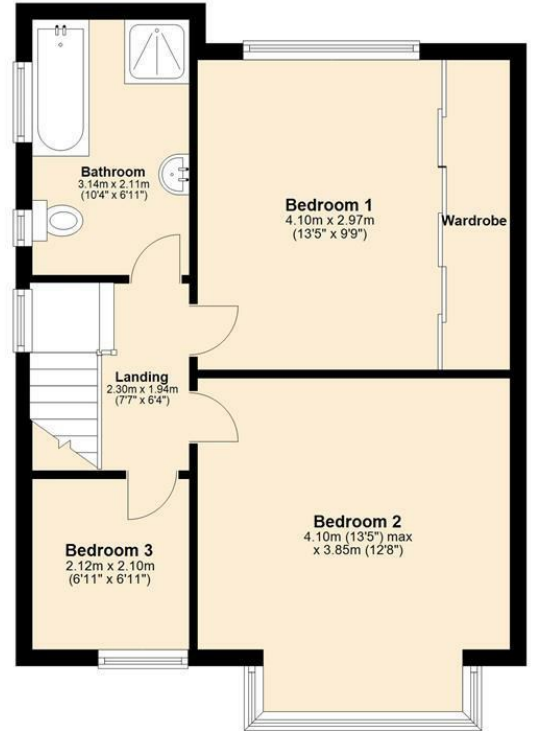
Ground Floor

Approx. 86.1 sq. metres (926.6 sq. feet)

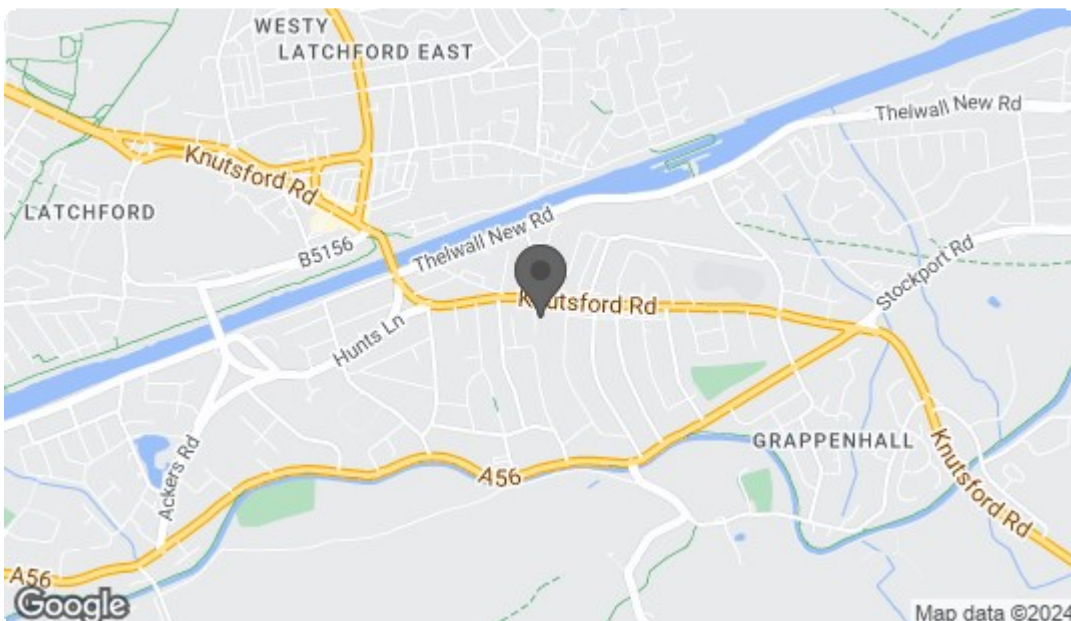


First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 131.3 sq. metres (1413.0 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	