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## **5 Brook Drive, Warrington, WA5 1RY**

### **Offers In The Region Of £285,000**

ATTRACTIVE SEMI DETACHED FAMILY HOME, THREE BEDROOMS, EXTENDED ACCOMMODATION, OPEN PLAN LOUNGE/DINING ROOM, IMPRESSIVE FAMILY ROOM/CONSERVATORY, FITTED KITCHEN WITH OVEN, HOB AND DISHWASHER, UPVC DOUBLE GLAZING, FREEHOLD TITLE, SINGLE GARAGE, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive semi detached family home which is situated in a sought after location and offers excellent extended accommodation. Benefiting from No Onward Chain and Freehold title the accommodation briefly comprises: Entrance porch, hallway, open plan lounge/dining room with feature fireplace, impressive family room/conservatory, fitted kitchen with built in oven, hob and integrated dishwasher, first floor landing, master bedroom with fitted wardrobes, two further bedrooms with fitted wardrobes and a modern shower room/w.c. Externally the property has well maintained gardens to the front and rear along with parking an attached single garage. Viewing highly recommended.

### ENTRANCE PORCH

Accessed via Upvc double glazed double doors, access door leading through to the hallway.

### ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, Amtico flooring, storage areas, dado rail.

### OPEN PLAN LOUNGE/DINING ROOM



With a bay Upvc double glazed window to the front elevation, coved ceiling, feature stone effect fireplace with inset "Living Flame" gas fire, wall light points, coved ceiling, double doors leading to the family room/conservatory.

### FAMILY ROOM/CONSERVATORY



Impressive family room/conservatory, Upvc double glazed windows and French doors leading to the rear garden.

### KITCHEN

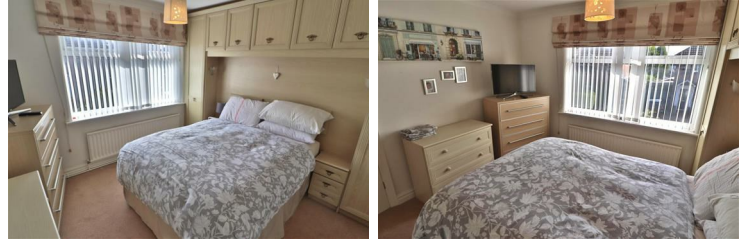


Fitted with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and halogen hob with extractor above, integrated dishwasher, plumbed for a washing machine, part tiled walls, Upvc double glazed window and exterior door to the rear elevation, inset ceiling spot lighting.

### FIRST FLOOR LANDING

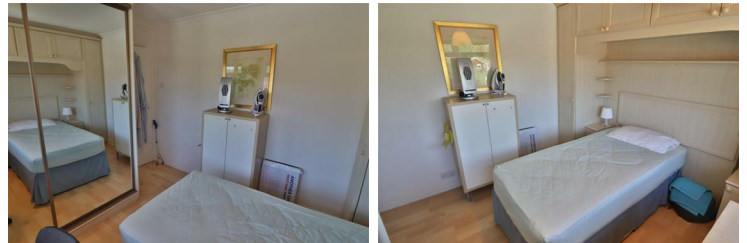
With a Upvc double glazed window to the side elevation, dado rail.

### MASTER BEDROOM



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

### BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, fitted wardrobes, wood laminate flooring.

### BEDROOM THREE



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

### SHOWER ROOM/W.C

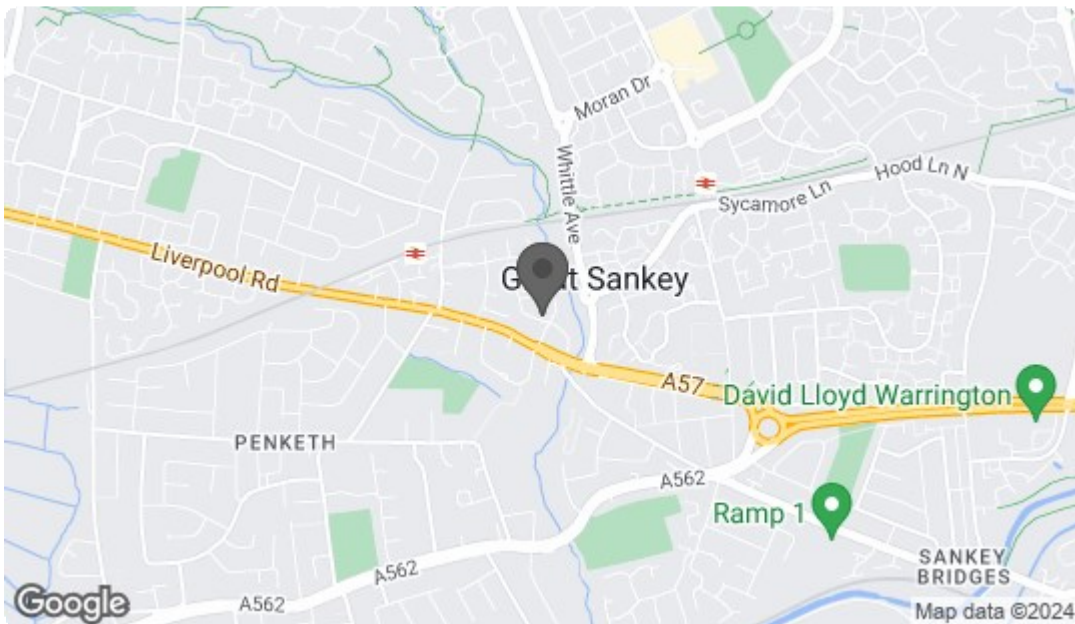


Fitted with a modern shower suite comprising wall mounted w.c, wash hand basin within a range of fitted storage units with concealed lighting and corner shower enclosure, tiled walls, towel radiator, Upvc double glazed window to the rear elevation.

### OUTSIDE



Externally the property has well maintained gardens to the front and rear elevations along with parking and single garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		