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## 24 Sandhurst Street, Warrington, WA4 1LZ

**£190,000**

STUNNING MID TERRACED PROPERTY, TWO BEDROOMS, RENOVATED TO A HIGH STANDARD, BRAND NEW KITCHEN AND BATHROOM, UPVC DOUBLE GLAZING, CLOSE TO VILLAGE CENTRE, IMMACULATE THROUGHOUT, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning mid terraced property which is situated in a popular location close to the village centre. Renovated to a high standard the immaculately presented accommodation briefly comprises: Lounge, separate dining room, newly installed kitchen with high gloss units and French doors leading to the rear courtyard, first floor landing two bedrooms and a brand new bathroom/w.c. Externally the property has an impressive enclosed rear courtyard along with gravelled parking area. Ideal first time buy. Viewing highly recommended.

## ENTRANCE HALLWAY

With wood laminate flooring, stairs leading to the first floor accommodation.

## LOUNGE



With a Upvc double glazed window to the front elevation, wood laminate flooring.

## DINING ROOM



Separate dining room with a recessed chimney breast, Upvc double glazed window to the rear elevation, wood laminate flooring.

## KITCHEN



Newly installed and fitted with a range of high gloss wall and base units in white incorporating a stainless steel sink with mixer tap, built in stainless steel electric oven and halogen hob, part tiled walls, plumbed for a washing machine, two Velux roof windows, Upvc double glazed French doors opening to the rear courtyard.

## FIRST FLOOR LANDING

## MASTER BEDROOM



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

## BEDROOM TWO



With a Upvc double glazed window to the rear elevation.

## BATHROOM/W.C



Fitted with brand new three piece white suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with chrome mixer shower over, part tiled walls, extractor unit, Upvc double glazed window to the rear elevation.

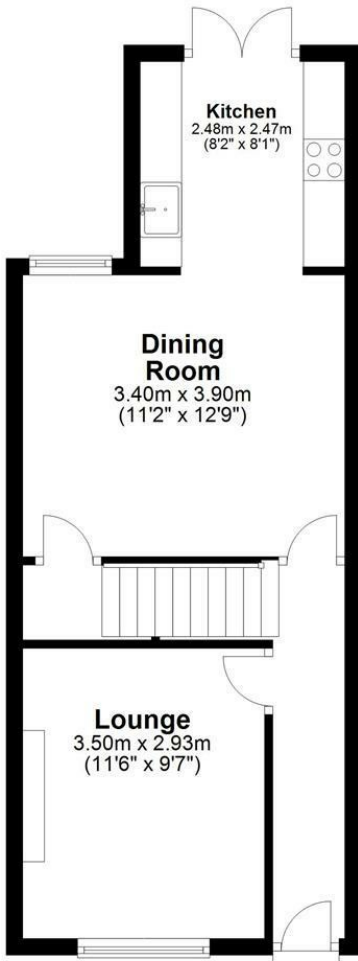
## OUTSIDE



Externally the property has an impressive rear courtyard with double gate access and further gravelled parking area.

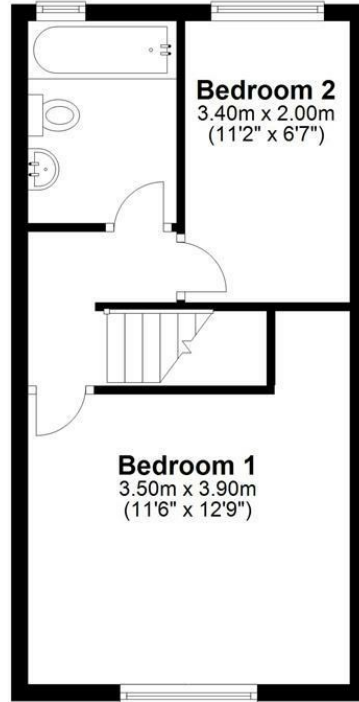
### Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)

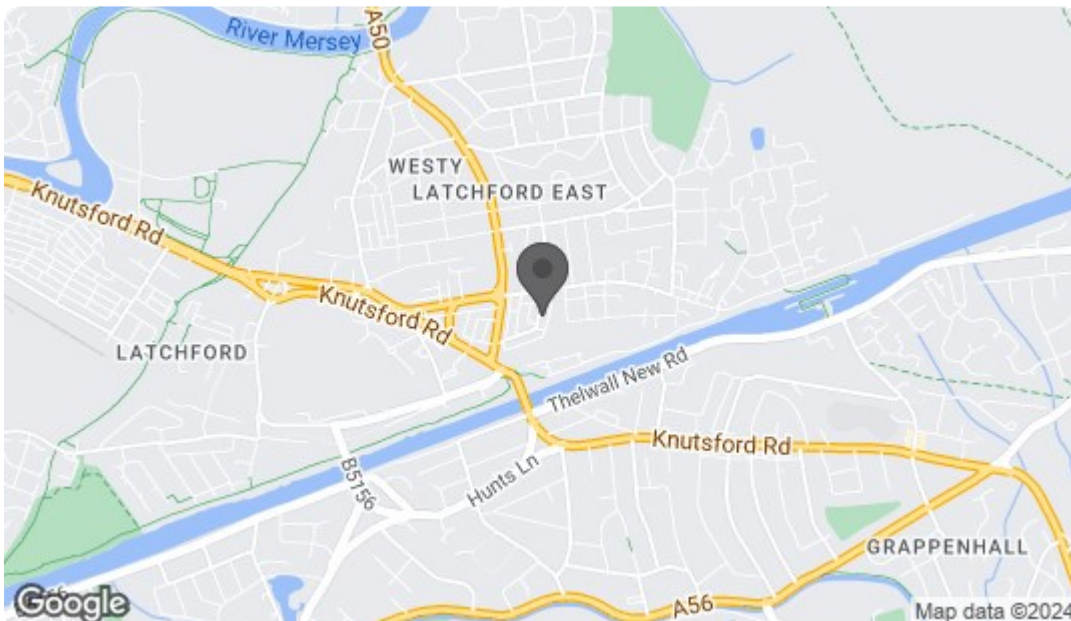


### First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 68.8 sq. metres (740.5 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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	