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## 19 Farrell Road, Warrington, WA4 6LR

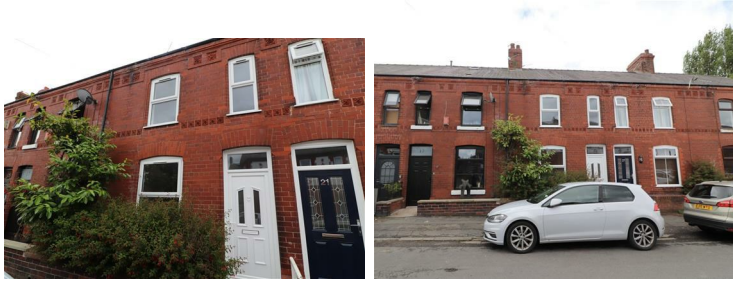
**£259,950**

MID TERRACED PROPERTY, THREE BEDROOMS, HIGHLY SOUGHT AFTER LOCATION, COMPLETE INTERNAL RENOVATION, INCLUDING FULL RE-WIRE, NEW HEATING SYSTEM AND BOILER, UPVC DOUBLE GLAZING, OPEN PLAN LOUNGE AND DINING ROOM, NEW MODERN KITCHEN AND BATHROOM. VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this mid terraced property situated in a highly sought after location close to Stockton Heath village centre. Benefitting from a full internal renovation including Upvc double glazing and newly installed gas central heating and boiler, complete re-wire. The accommodation briefly comprises: Entrance hallway, lounge with chimney breast, open plan dining room, new, fully fitted kitchen with integrated appliances, first floor landing, three bedrooms and new bathroom/w.c. Offers a complete blank canvas and fantastic opportunity for new owners to put their own spin on a lovely home in a much sought after location.

Externally the property has an enclosed courtyard to the rear elevation. Viewing highly recommended.

## EXTERNAL



Externally the property has an enclosed rear courtyard area.

## ENTERANCE HALL

With stairs leading to the first floor accommodation.

## LOUNGE



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

## DINING ROOM



Open plan to the lounge with a Upvc double glazed window to the rear elevation, fireplace.

## KITCHEN



NEW kitchen, attractive, modern newly fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with a mixer tap, cooker with gas hob and extractor over, integrated fridge freezer, plumbed for a washing machine, under stair storage, Upvc double glazed window to the side elevation and exterior door leading to the rear courtyard.

## MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

## SECOND BEDROOM



Second double bedroom with a Upvc double glazed window to the rear elevation.

### THIRD BEDROOM



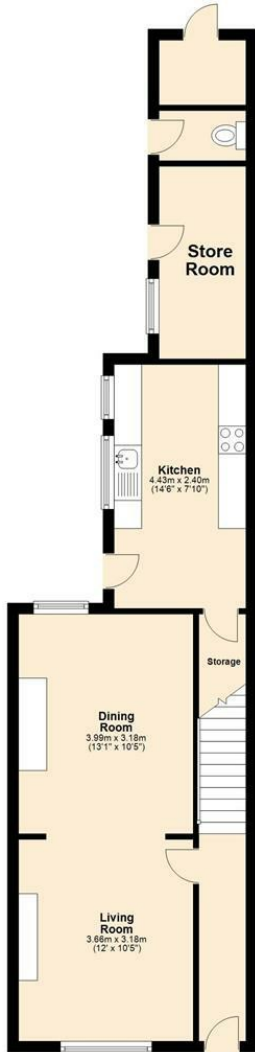
With a Upvc double glazed window to the rear elevation, wood laminate flooring.

### BATHROOM



Fitted with a brand new three piece suite comprising: bath with shower over and glass screen, low level w.c and wash hand basin with storage cupboard. With a Upvc double glazed window to the side elevation.

Ground Floor



First Floor



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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	