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## 75 Powder Mill Road, Warrington, WA4 1GB

**£285,000**

FABULOUS DETACHED FAMILY HOME, THREE BEDROOMS, BAY FRONTED FAMILY LOUNGE WITH FEATURE FIREPLACE, IMPRESSIVE OPEN PLAN DINING KITCHEN WITH HIGH GLOSS UNITS AND INTEGRATED APPLIANCES, ENSUITE SHOWER ROOM TO THE MASTER BEDROOM, SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, ATTRACTIVE GARDENS, DRIVEWAY PARKING AND SINGLE GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous detached family home which is situated in a sought after location and offers excellent accommodation. Benefiting from Upvc double glazing, the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, family lounge with feature fireplace, impressive open plan dining kitchen with a range of high gloss units and integrated appliances, first floor landing, master bedroom with ensuite shower room, two further bedrooms and a bathroom/w.c. Externally the property has attractive gardens along with driveway parking leading to a single garage. Viewing highly recommended.

## ENTRANCE HALLWAY



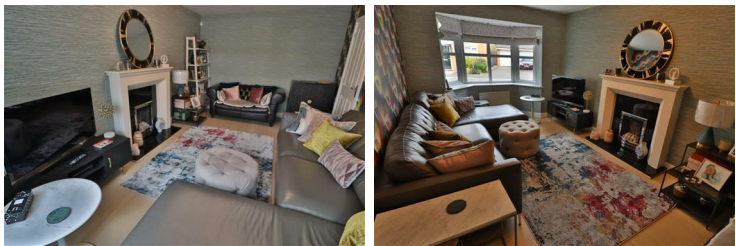
With stairs leading to the first floor accommodation, wood laminate flooring, under stairs storage cupboard.

## CLOAKROOM/W.C



Fitted with a low level w.c and corner wash hand basin with tiled splash back, Upvc double glazed window to the front elevation.

## FAMILY LOUNGE



Good sized family lounge with a bay Upvc double glazed window to the front elevation, feature fireplace with "Living Flame" gas fire.

## OPEN PLAN DINING KITCHEN



Impressive open plan dining kitchen fitted with a range of high

gloss units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, integrated dishwasher and fridge freezer, plumbed for a washing machine, breakfast bar, part tiled walls, Upvc double glazed window to the rear elevation, inset ceiling spot lighting, Upvc double glazed French doors leading to the rear garden.

## FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, storage cupboard.

## MASTER BEDROOM



With a Upvc double glazed window to the front elevation, access door leading to the ensuite shower room.

## ENSUITE SHOWER ROOM



Fitted with a low level w.c, pedestal wash hand basin and walk in shower enclosure, Upvc double glazed window to the side elevation, part tiled walls, extractor unit.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation

## BEDROOM THREE

With a Upvc double glazed window to the rear elevation.

## BATHROOM/W.C



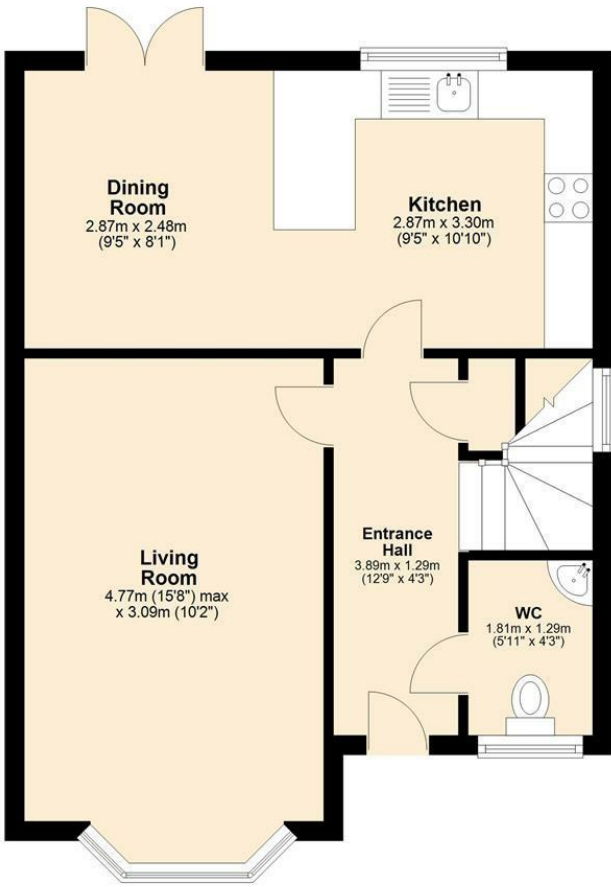
Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with mixer shower attachment, part tiled walls, Upvc double glazed window to the front elevation.

## OUTSIDE

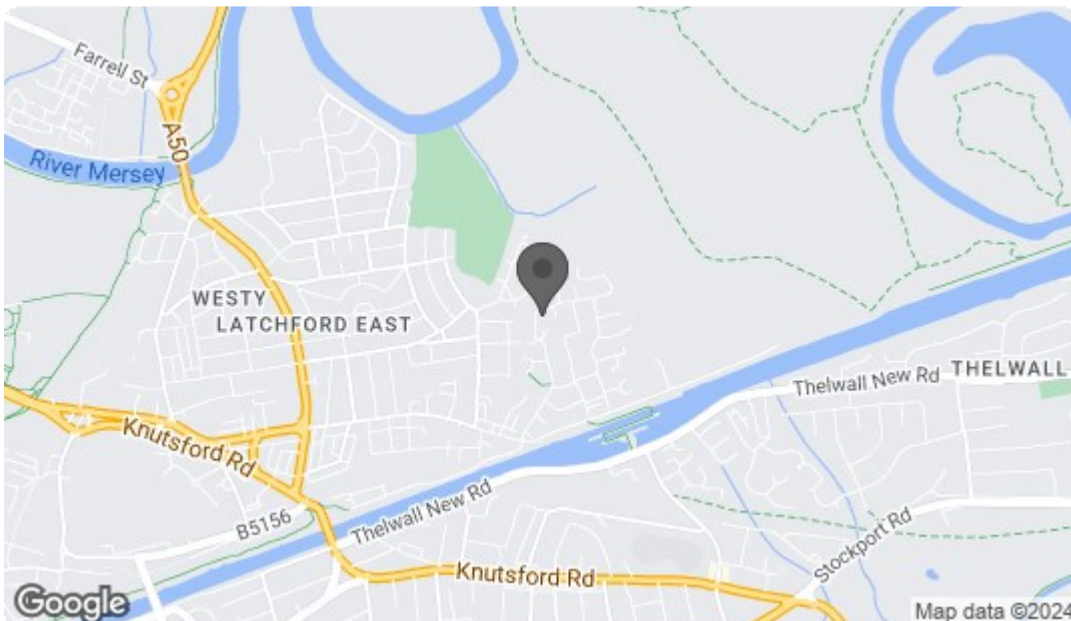
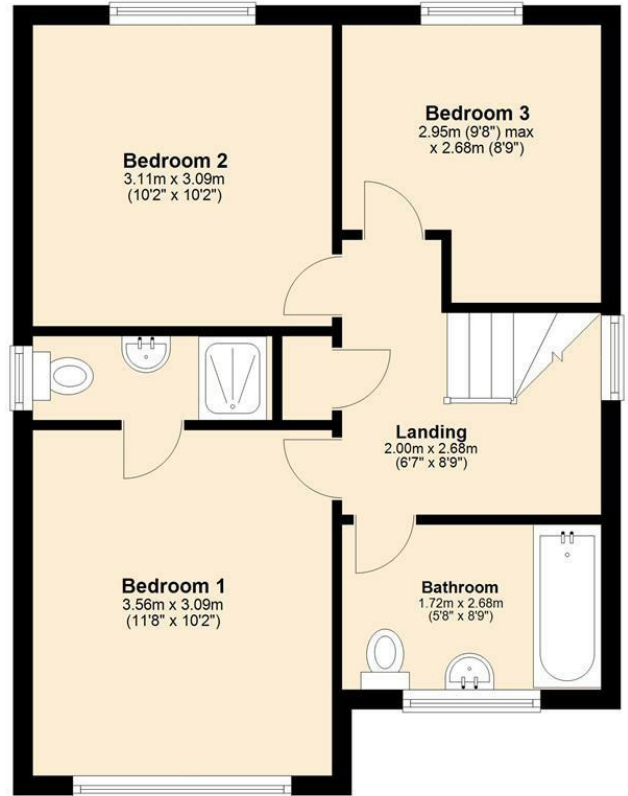


Externally the property has attractive gardens along with driveway parking leading to a single garage.

## 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	