

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 4 Mason Street, Warrington, WA1 2JJ

### Offers In The Region Of £135,000

MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, WITHIN WALKING DISTANCE OF THE TOWN CENTRE, EASY ACCESS TO TRANSPORT LINKS, IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY, REAR COURTYARD AREA, SOUGHT AFTER LOCATION, VIEWING RECOMMENDED.

We are delighted to offer for purchase this mid terraced property which is situated in a sought after location within walking distance of the town centre giving easy access to transport links. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Lounge, dining kitchen, rear vestibule, bathroom/w.c, first floor landing and two double bedrooms. Externally the property has an enclosed rear courtyard area. Ideal first time buy or investment property. Viewing recommended.

## LOUNGE



Accessed via a Upvc front door, Upvc double glazed window to the front elevation, feature brick fireplace, coved ceiling, wall light points.

## BEDROOM TWO

With a Upvc double glazed window to the rear elevation.

## OUTSIDE

Externally the property has an enclosed rear courtyard with gate access.

## DINING KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit, cooker point, part tiled walls, Upvc double glazed window to the rear elevation, coved ceiling, wood laminate flooring, plumbed for a washing machine, under stairs recess, stairs leading to the first floor accommodation.

## REAR VESTIBULE

With a Upvc double glazed exterior door leading to the rear courtyard.

## BATHROOM/W.C



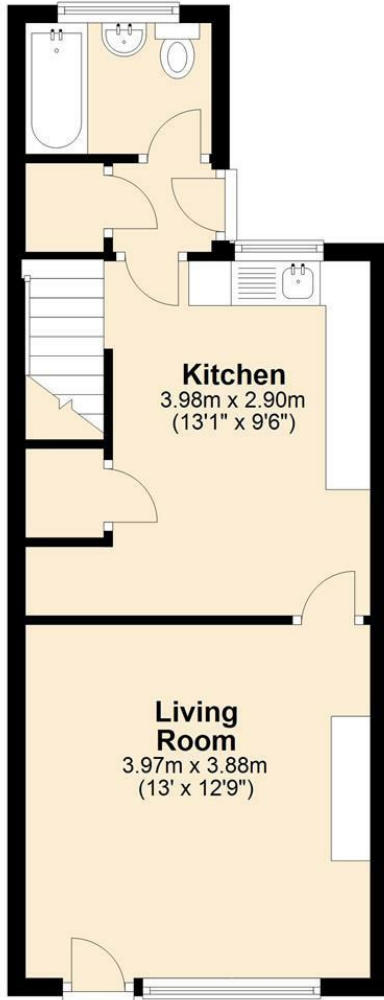
Fitted with a white three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with over head shower and glass shower screen, part tiled walls, Upvc double glazed window to the rear elevation.

## FIRST FLOOR LANDING

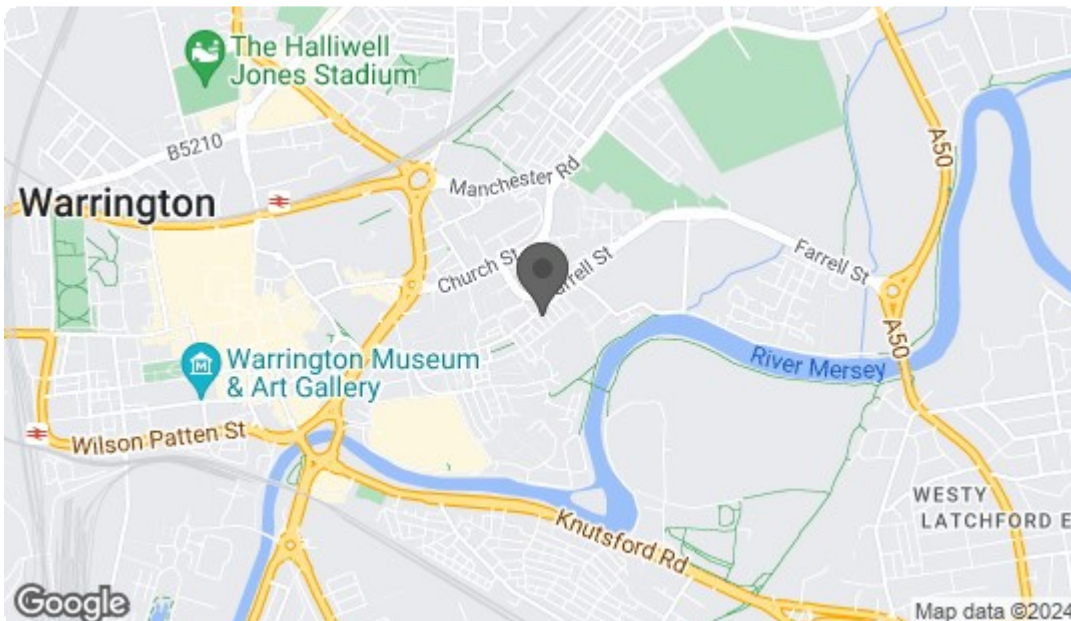
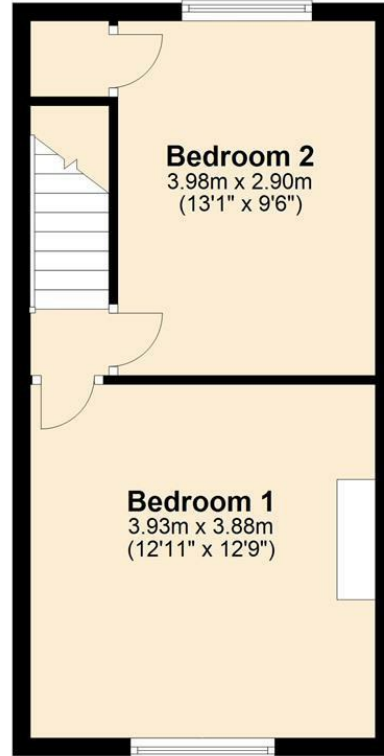
### MASTER BEDROOM

With a Upvc double glazed window to the front 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	