

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)



## 6 Bradshaw Lane, Warrington, WA4 2NJ

**£240,000**

IMPRESSIVE MID TERRACED PROPERTY, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING/KITCHEN AREA, SET OVER THREE FLOORS, ENSUITE SHOWER ROOM TO MASTER BEDROOM, FABULOUS REAR GARDEN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this impressive mid terraced property which is situated in a sought after location and offers excellent accommodation. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance vestibule, lounge area with feature fireplace, dining kitchen area with built in oven, hob and integrated dishwasher, utility area, rear vestibule, bathroom/w.c, first floor landing with stairs to the second bedroom, master bedroom with ensuite shower room, bedroom three. Externally the property has a fabulous rear landscaped garden with lawned area, patio area and covered gazebo with decked seating area. Viewing highly recommended.

## ENTRANCE VESTIBULE

## OPEN PLAN LOUNGE/DINING KITCHEN AREA



With dual aspect Upvc double glazed windows to the front and rear elevation, wood laminate flooring, lounge area with a feature fireplace incorporating a cast iron open fire, built in alcove storage, coved ceiling, dining/kitchen area with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, integrated dishwasher, part ceramic tiled flooring, part tiled walls, inset ceiling spot lighting, access door to the utility area with plumbing for a washing machine.

## LOUNGE AREA



## DINING/KITCHEN AREA



## UTILITY AREA



## REAR VESTIBULE

With stairs leading to first floor accommodation, exterior Upvc double glazed door leading to the rear garden.

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with mixer shower attachment, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

## FIRST FLOOR LANDING

With stairs leading to the second floor bedroom.

## MASTER BEDROOM



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

## ENSUITE SHOWER ROOM



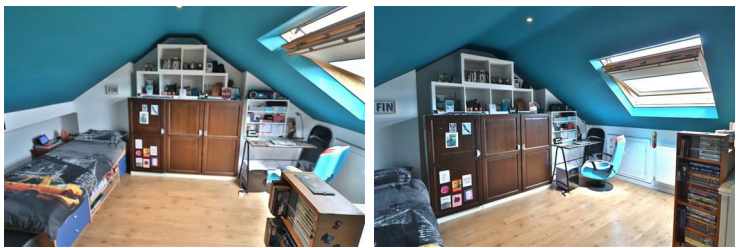
Fitted with a low level w.c, wash hand basin and corner shower enclosure, part tiled walls, wood laminate flooring.

## BEDROOM THREE



With a Upvc double glazed window to the rear elevation.

## SECOND FLOOR BEDROOM TWO



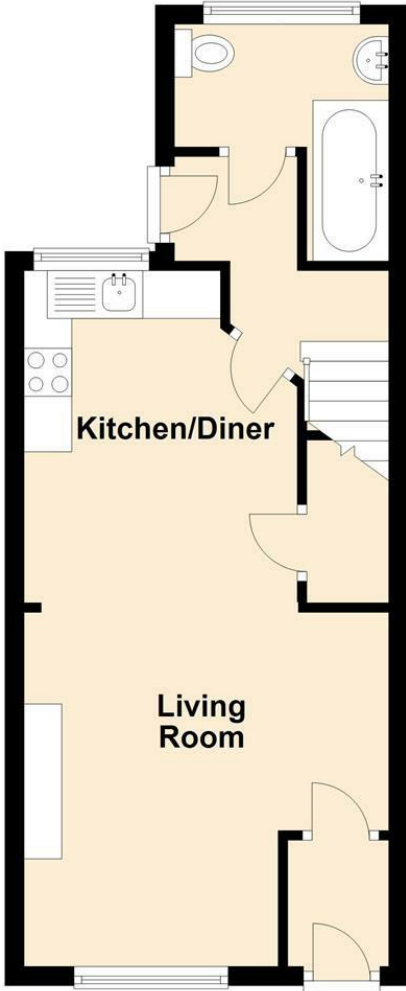
With Velux window to the rear elevation, wood laminate flooring, built in storage, inset ceiling spot lighting.

## OUTSIDE

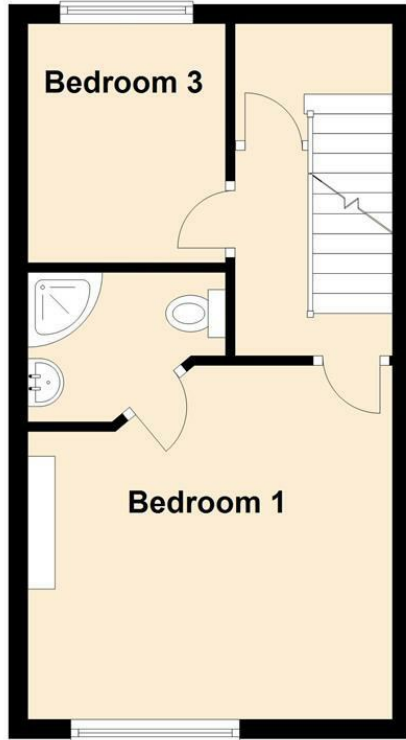


Externally the property has a fabulous rear landscaped garden with lawned area, garden shed, paved patio area and covered wooden Gazebo with decked seating area.

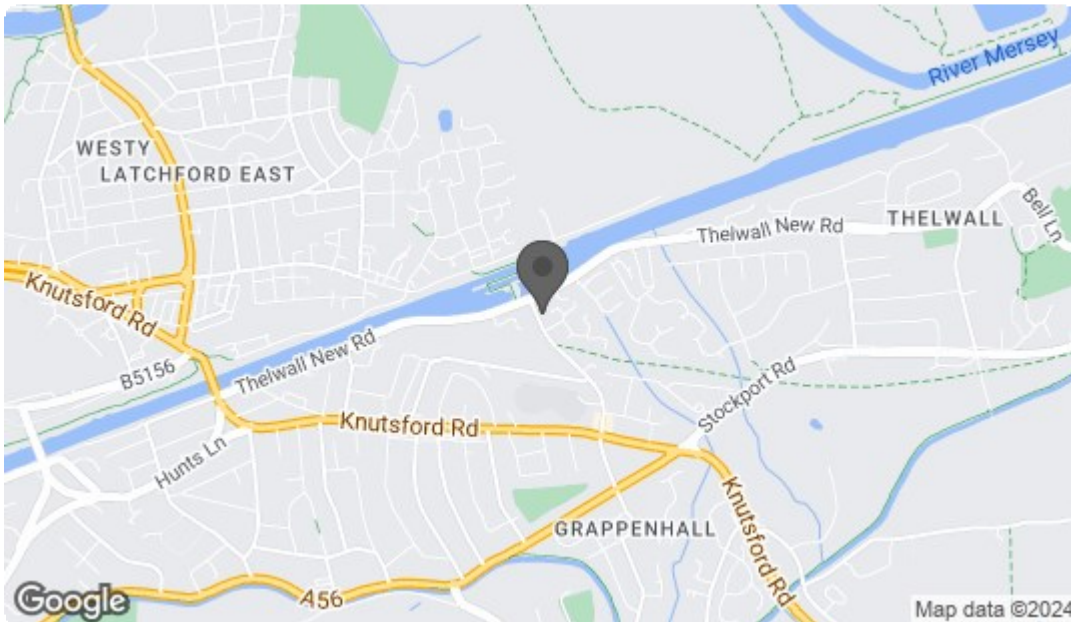
### Ground Floor



### First Floor



### Second 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	