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281 Thelwall New Road, Warrington, WA4 2NQ

Offers In Excess Of £295,000

FABULOUS END TERRACED PROPERTY, TWO DOUBLE BEDROOMS, IMPRESSIVE OPEN PLAN DINING/KITCHEN AREA, STUNNING SHOWER ROOM, PRESENTED TO A HIGH STANDARD THROUGHOUT, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, PRETTY ENCLOSED REAR COURTYARD, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous end terraced property which is situated in a highly sought after location overlooking the Manchester Ship canal. Presented to a high standard throughout the accommodation briefly comprises: Entrance hallway, attractive lounge with access through to an impressive open plan dining/kitchen area with French doors opening to the rear courtyard, first floor landing, master bedroom with quality fitted wardrobes, second double bedroom and stunning shower room. Externally the property is garden fronted and has a pretty enclosed rear courtyard with brick built store, rear and side access gates. Viewing highly recommended.

ENTRANCE PORCH

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, under stairs storage cupboard, dado rail.

FAMILY LOUNGE



Good sized family lounge with a Upvc double glazed window to the front elevation, wall light points, opening through to the dining area.

OPEN PLAN DINING KITCHEN



Impressive open plan dining kitchen with a range of fitted wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric double oven and gas hob with extractor above, plumbed for a washing machine, part tiled walls, ceramic tiled flooring to the kitchen area, Upvc double glazed French doors from the dining area leading to the rear courtyard area, upvc double glazed window to the rear elevation, coved ceiling, breakfast bar, concealed ceiling lighting.

FIRST FLOOR LANDING

With loft access.

MASTER BEDROOM



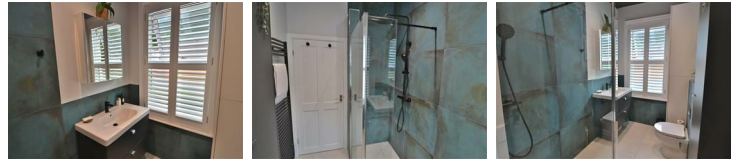
With dual aspect Upvc double galzed windows to the front and side elevations, quality fitted wardrobes, inset ceiling spot lighting, dado rail.

BEDROOM TWO



Excellent sized second bedroom with a Upvc double glazed window to the rear elevation.

SHOWER ROOM/W.C



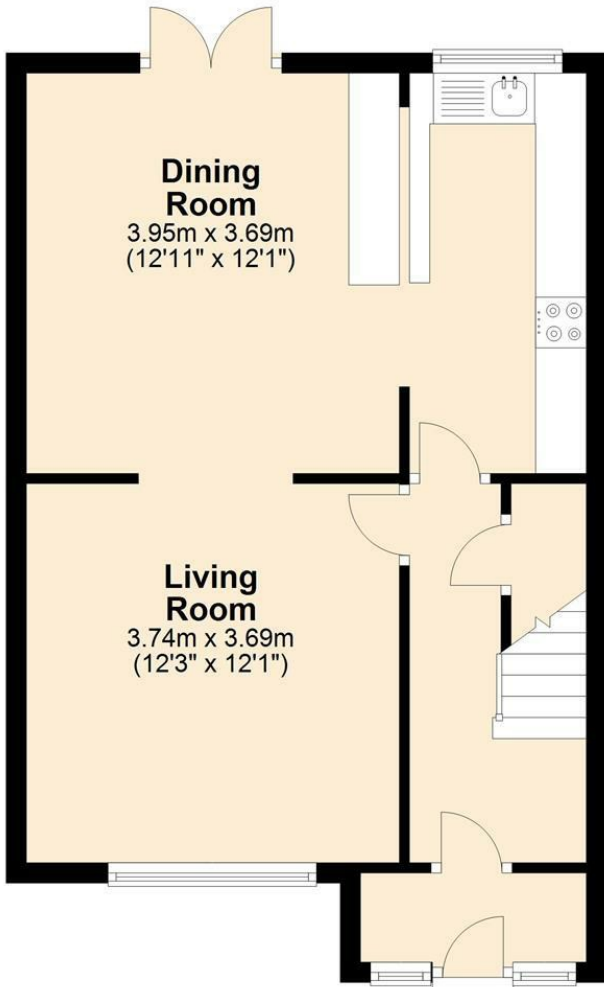
Stunning shower room with Villeroy & Bosch fittings comprising: Low level w.c, wall mounted wash hand basin with under storage unit and walk in shower enclosure, heated towel radiator, part tiled walls, ceramic tiled floor, wall mounted storage unit, Upvc double glazed window to the rear elevation.

OUTSIDE

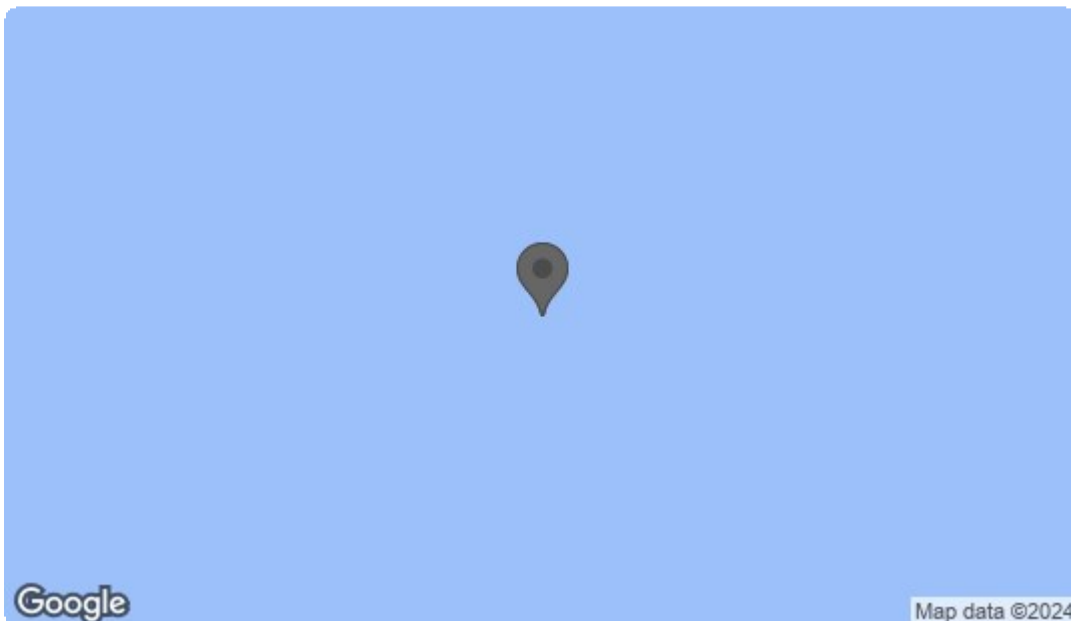
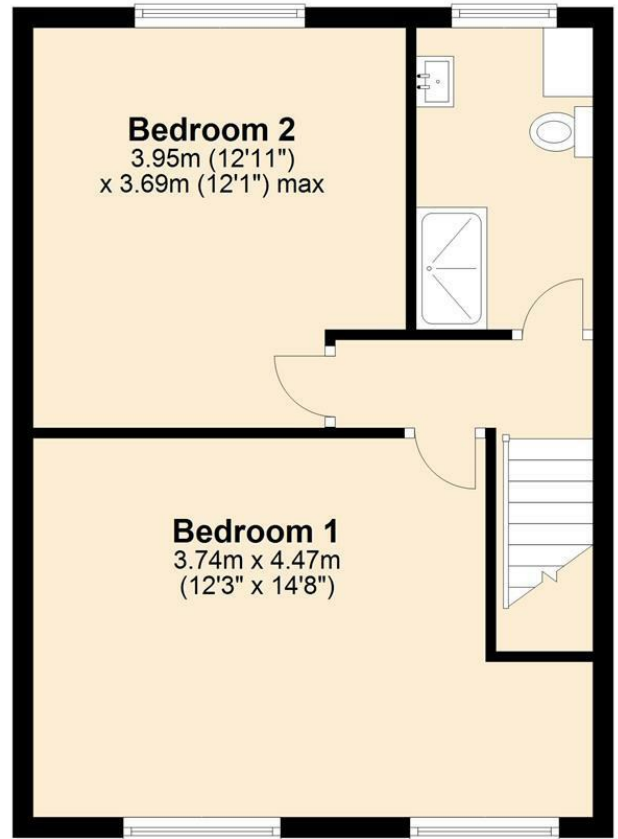


Externally the property has a small garden area to the front elevation along with a rear courtyard area with stone paving, raised borders and brick built outhouse with rear access door, side access gate.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	