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## 31 Grange Avenue, Warrington, WA4 1QH

### Offers In Excess Of £180,000

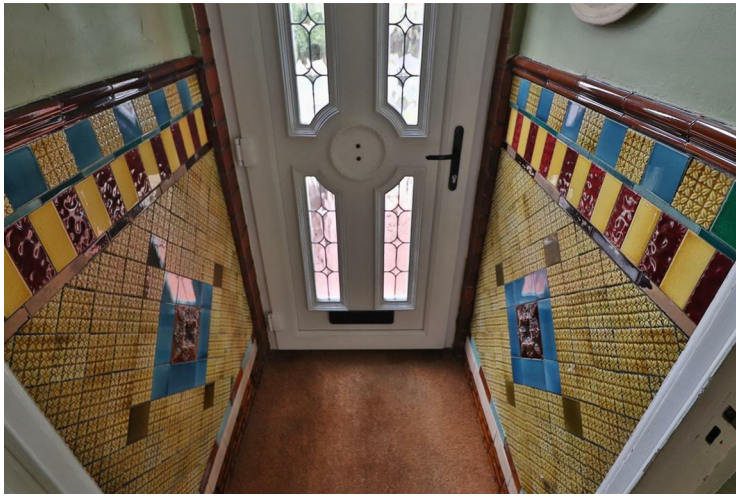
IMPRESSIVE PERIOD PROPERTY, THREE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, EXCELLENT ACCOMMODATION, ORIGINAL FEATURES, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, CLOSE TO VILLAGE CENTRE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this impressive period family property which is situated in a highly sought after location close to the village centre. Offering excellent accommodation and benefitting from Upvc double glazing the accommodation briefly comprises:

Entrance porch, hallway, bay windowed family lounge with feature fireplace, separate dining room, fitted kitchen, first floor landing, master bedroom with original cast iron fireplace, two further bedrooms and a bathroom/w.c. Externally the property has a small front garden area along with an enclosed rear courtyard. Viewing highly recommended.



## ENTRANCE PORCH



Accessed via a Upvc double glazed front door, original wall tiling.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, wooden flooring, picture rail.

## LOUNGE



With a box bay to the front elevation with Upvc double glazed windows, feature fireplace with inset "Living Flame" gas fire, wooden flooring, picture rail, coved ceiling.

## DINING ROOM



Separate dining room with a Upvc double glazed window to the rear elevation, feature fire place, picture rail, wood flooring, coved ceiling.

## KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, cooker point, part tiled wall walls, extractor hood, plumbed for a washing machine, quarry tiled floor, under stairs storage area, Upvc double glazed window to the side elevation, Upvc double glazed exterior door leading to the rear courtyard area.

## FIRST FLOOR LANDING

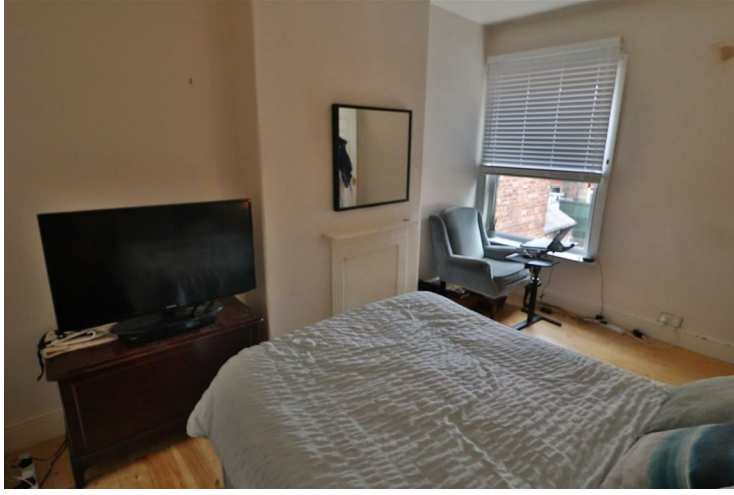
With loft access.

## MASTER BEDROOM



Spacious master bedroom with original open fireplace with tiled insert, two Upvc double glazed windows to the front elevation, wooden flooring, picture rail.

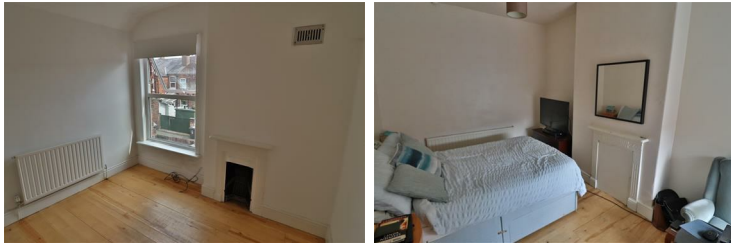
## BEDROOM TWO



an enclosed paved rear courtyard with raised decked area and rear gate access.

Double bedroom with original cast iron fireplace, wooden flooring, Upvc double glazed window to the rear elevation.

## BEDROOM THREE



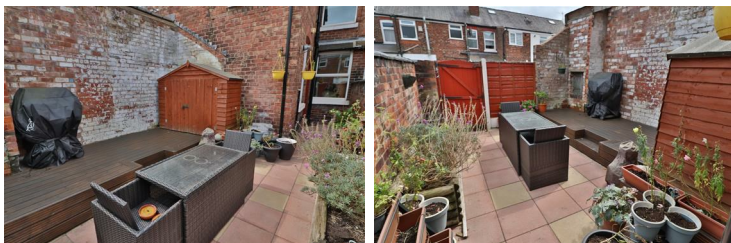
Good sized third bedroom with original cast iron fireplace, wood flooring, Upvc double glazed window to the rear elevation.

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass screen, tiled walls, Upvc double glazed window to the side elevation.

## OUTSIDE



Externally the property has a small front garden area long with



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	