

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



47 Lancaster Street, Warrington, WA5 1AL

Offers In Excess Of £115,000

MID TERRACED HOUSE, TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, IDEAL INVESTMENT OPPORTUNITY, CLOSE TO LOCAL AMENITIES, WITHIN WALKING DISTANCE OF THE TOWN CENTRE, ENCLOSED REAR COURTYARD, VIEWING RECOMMENDED.

We are delighted to offer for purchase this mid terraced property which is situated within a popular location close to local amenities and within walking distance of the town centre. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance vestibule, lounge, dining room, kitchen, rear vestibule, bathroom/w.c, first floor landing and two double bedrooms. Externally the property has an enclosed rear courtyard area. Viewing recommended.

ENTRANCE VESTIBULE

Accessed via a Upvc double glazed front door.

LOUNGE



With a Upvc double glazed window to the front elevation, dado rail.

DINING ROOM



With a Upvc double glazed window to the rear elevation, stairs leading to the first floor accommodation, dado rail.

KITCHEN



With a range of wall and base units incorporating a sink unit with mixer tap, cooker point, Upvc double glazed window to the side elevation, plumbed for a washing machine.

REAR VESTIBULE

With Upvc double glazed external door.

BATHROOM/W.C



Fitted with a three peice suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, tiled walls, Upvc double glazed window to the side elevation.

FIRST FLOOR LANDING

MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

BEDROOM TWO



With a Upvc double glazed window to the rear elevation.

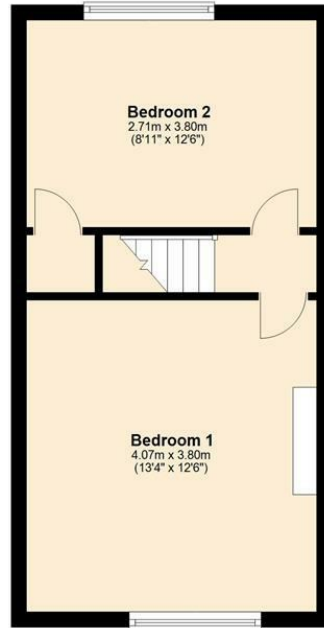
OUTSIDE

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

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	