

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



5 Brookside Avenue, Warrington, WA5 2TD

Offers In The Region Of £299,950

IMPRESSIVE TRADITIONAL SEMI DETACHED HOUSE, THREE BEDROOMS, HIGHLY SOUGHT AFTER LOCATION, NO ONWARD CHAIN, UPVC DOUBLE GLAZING, FABULOUS REAR GARDEN, GAS CENTRAL HEATING, DRIVEWAY PARKING, GARAGE, OUTBUILDING WITH UTILITY AREA, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this impressive traditional semi detached family home which is situated on a quiet, no through road in a highly sought after location and offers excellent accommodation. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, bay fronted lounge with feature fireplace, separate dining room, fitted kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations along with driveway parking leading to a single garage, potting shed and outbuilding/utility room. Viewing highly recommended.

ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

LOUNGE



Attractive family lounge with a box bay Upvc double glazed window to the front elevation, feature stone fireplace with an inset "Living Flame" gas fire, wall light points.

DINING ROOM



Separate dining room with a Upvc double glazed window to the rear elevation, feature fireplace with inset "Living Flame" gas fire. wall light points, dado rail, coved ceiling.

KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, cooker point, plumbed for a dishwasher, dual aspect Upvc double glazed windows, Upvc double glazed exterior door.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, wall light point.

MASTER BEDROOM



Excellent sized master bedroom with a range of fitted wardrobes, wall light point, Upvc double glazed window to the rear elevation.

BEDROOM TWO



Double bedroom with a range of fitted wardrobes, Upvc double glazed window to the front elevation, dado rail.

BEDROOM THREE

Single bedroom with a Upvc double glazed window to the front elevation.

SHOWER ROOM/W.C



Fitted with a low level w.c, curved shower enclosure and wash hand basin with under storage unit, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE



Externally the front garden is laid to lawn with borders and shrubs and has driveway parking leading to a single garage. There is a fabulous rear garden which is mainly laid to lawn with outbuildings including a utility/sun room, potting and storage sheds, patio area and borders with a variety of trees and shrubs.

UTILITY/SUN ROOM



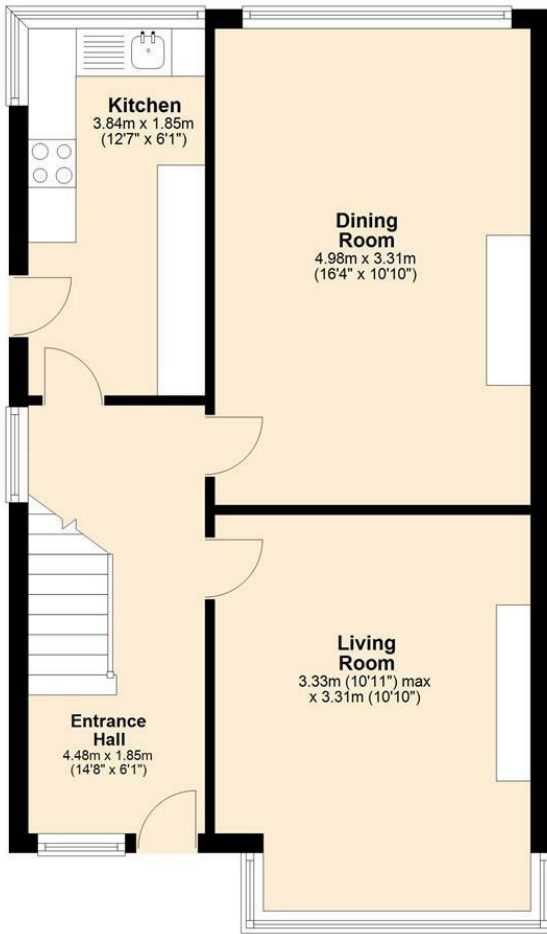
With Upvc double glazed windows, utility area plumbed for a washing machine.

FRONT OUTLOOK



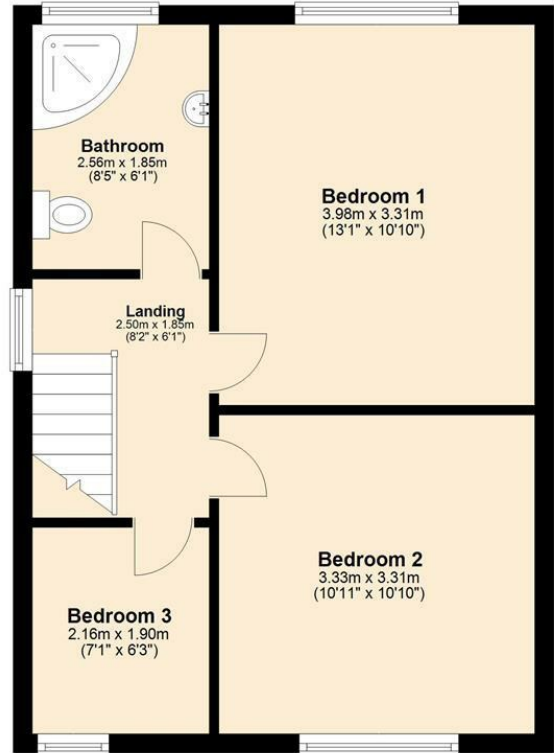
Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)

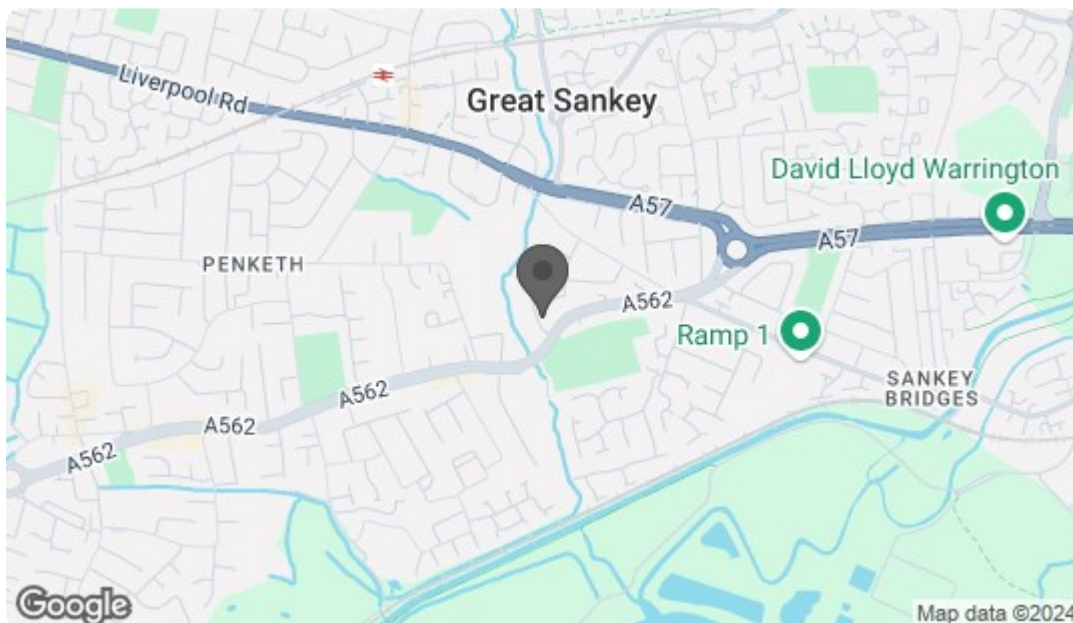


First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 84.5 sq. metres (909.9 sq. feet)



| 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 | | |
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| England & Wales | | EU Directive 2002/91/EC | |