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## **33 The Park, Warrington, WA5 2SG**

### **Offers In The Region Of £270,000**

CHARACTER COTTAGE PROPERTY, TWO BEDROOMS, HIGHLY SOUGHT AFTER LOCATION, FABULOUS COURTYARD AREA AND ENCLOSED GARDEN, FREEHOLD TITLE, OPEN PLAN LOUNGE/DINING ROOM, UPVC DOUBLE GLAZING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this absolutely stunning character cottage property situated in a highly sought after location and offering excellent accommodation. The accommodation briefly comprises: Entrance hallway, attractive open plan lounge and dining room with feature fireplace, modern fitted kitchen with a range of high gloss units and built in oven and hob, first floor landing, master bedroom with fitted wardrobes, second double bedroom and a family bathroom. Externally there is a small garden area to the front elevation, an enclosed rear courtyard area and separate large garden area, Viewing highly recommended.



## ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

## LOUNGE



With a Upvc double glazed window to the front elevation, feature fireplace with inset "Living Flame" gas fire, coved ceiling, picture rail, wood laminate flooring, open plan to the dining room.

## DINING ROOM



Open plan to the lounge, Upvc double glazed window to the rear elevation, understairs storage area, coved ceiling, dado rail, wood laminate flooring.

## KITCHEN



Fitted with a range of high gloss wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, part tiled walls, under unit lighting plumbed for a washing machine, Upvc double glazed window to the side elevation, exterior door leading to the courtyard area.

## FIRST FLOOR LANDING



## MASTER BEDROOM



Excellent master bedroom with a range of fitted wardrobes, Upvc double glazed window to the front elevation.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation,

## BATHROOM/W.C



Fitted with a low level w.c, vanity unit incorporating a sink with mixer tap and shaped bath with shower over and glass curved screen, part tiled walls, wood flooring, Upvc double glazed window to the rear elevation.

## REAR GARDEN



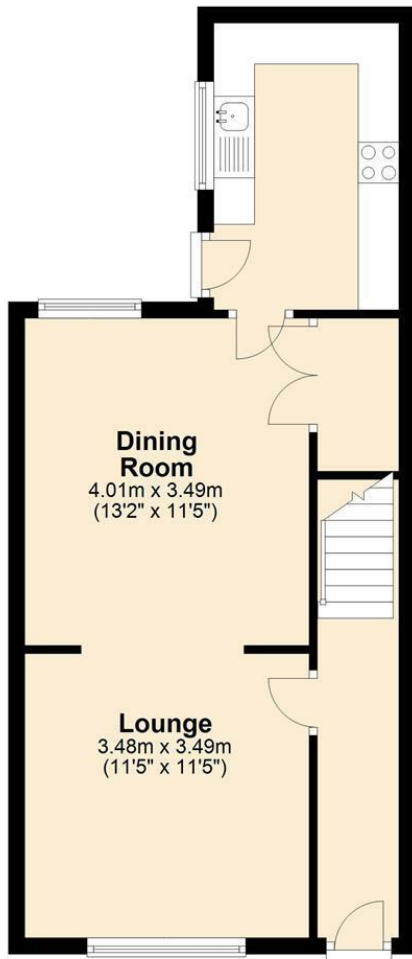
Externally the property has a small front garden area, rear courtyard with a recently onstalled resin base and impressive large rear enclosed garden.

## REAR COURTYARD



### Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)

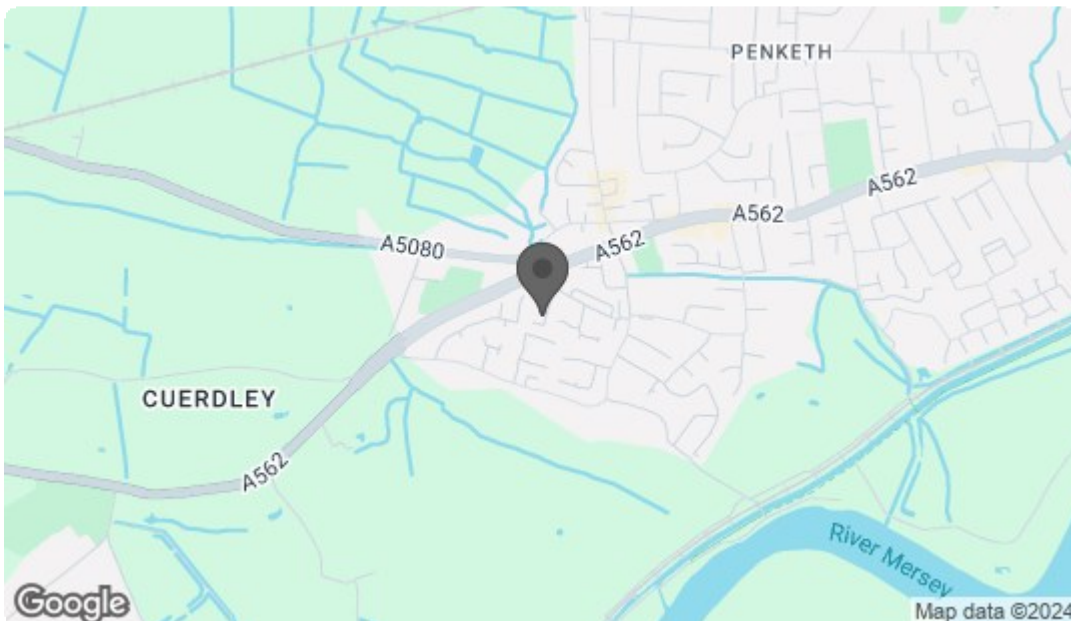


### First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 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 <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	