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33 The Park, Warrington, WA5 2SG

Offers In The Region Of £264,950

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



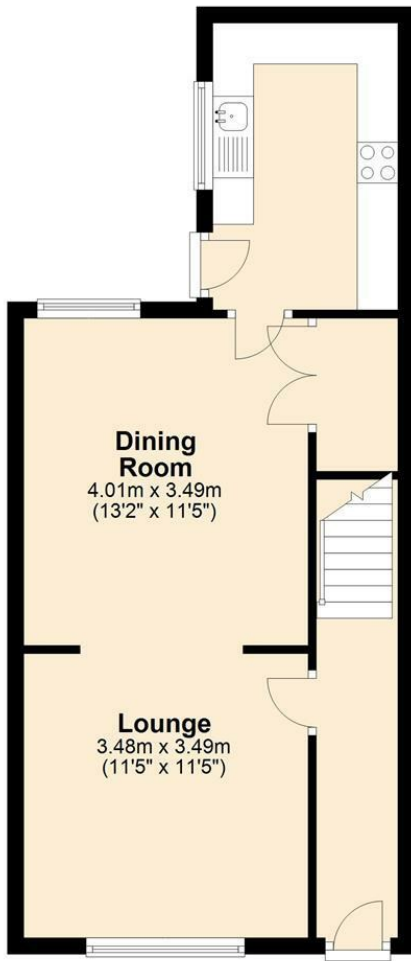
Externally the property has a small front garden area, rear courtyard with a recently onstalled resin base and impressive large rear enclosed garden.

REAR COURTYARD



Ground Floor

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

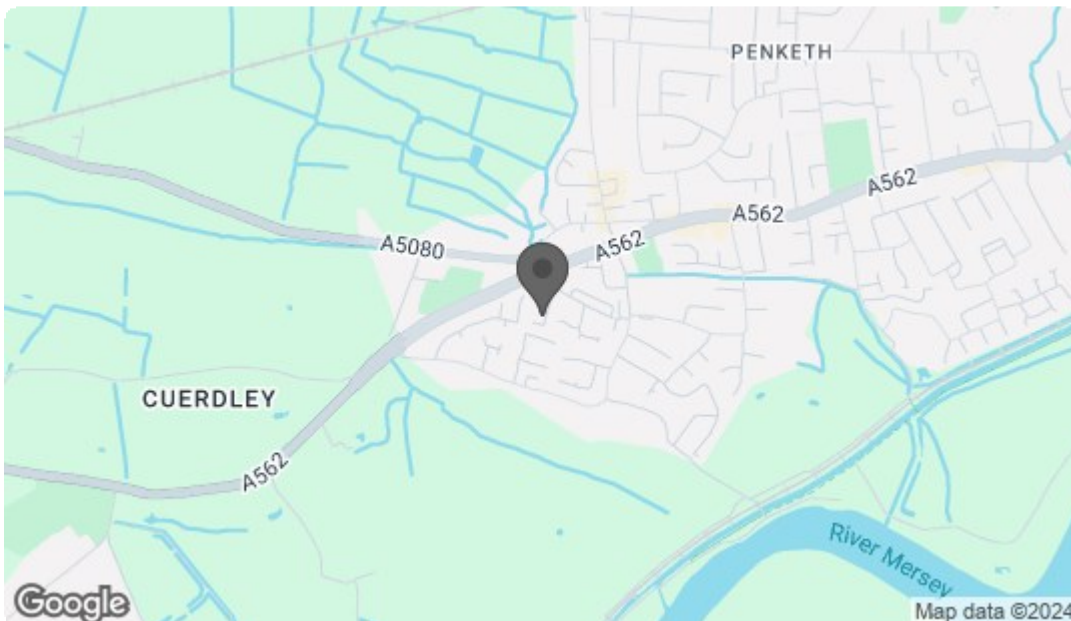


First Floor

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 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 | |