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## 369 Thelwall New Road, Warrington, WA4 2LS

**Asking Price £310,000**

**BAY FRONTED SEMI DETACHED HOUSE, THREE BEDROOMS, SOUGHT AFTER LOCATION, IMMACULATE THROUGHOUT, UPVC DOUBLE GLAZING, SEPARATE DINING ROOM, KITCHEN WITH OVEN AND HOB, UTILITY ROOM, GARDENS AND DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED!**

We are delighted to offer this bay fronted semi detached house which is situated in a sought after location and is presented to a high standard throughout. The accommodation which benefits from Upvc double glazing briefly comprises: Porch, entrance hallway, family lounge with feature fireplace, separate dining room with bay window, fitted kitchen with oven and hob, utility room, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations along with off road driveway parking. Viewing highly recommended.



## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, covered ceiling, under stairs storage cupboard.

## DINING ROOM

10'11" x 11'9" (3.32m x 3.59m)



Separate dining room with a Upvc double glazed bay window to the front elevation, covered ceiling, picture rail

## LOUNGE

14'11" x 11'10" (4.54m x 3.60m)



Attractive family lounge with a box bay with Upvc double glazed window to the rear elevation, feature fireplace, covered ceiling and picture rail.

## KITCHEN

9'6" x 7'0" (2.90m x 2.14m)



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and halogen hob, part tiled walls, Upvc double glazed window to the side elevation, access through to the utility room.

## UTILITY ROOM

7'1" x 7'0" (2.16m x 2.14m)



Plumbed for a washing machine, Upvc double glazed window to the rear elevation, exterior door to the side elevation.

## FIRST FLOOR LANDING



With a stained glass window to the side elevation, picture rail.

## MASTER BEDROOM

12'11" x 11'11" (3.93m x 3.63m)



Good sized master bedroom with a Upvc double glazed bay window to the front elevation, picture rail.

## BEDROOM TWO

13'1" x 11'11" (3.98m x 3.63m)



Second double bedroom with a Upvc double glazed window to the rear elevation, picture rail, built in storage cupboard.

## BEDROOM THREE

8'9" x 6'11" (2.67m x 2.11m)



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

## BATHROOM/W.C.



Fitted with a three piece bathroom suite in white comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower and glass screen, part tiled walls, Upvc double glazed window to the rear elevation.

## OUTSIDE

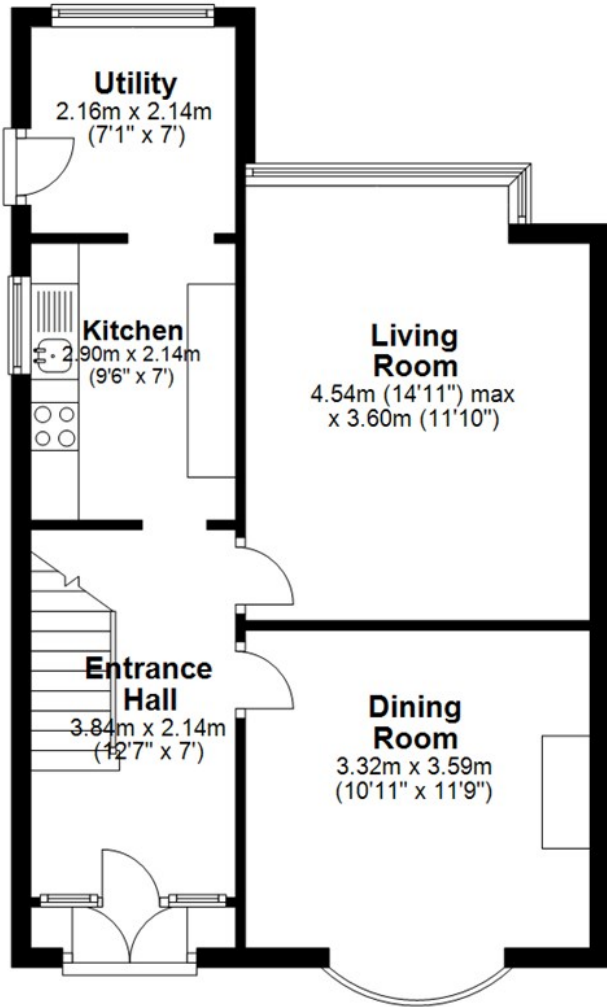


Externally the property has gardens to the front and rear elevations along with driveway parking.



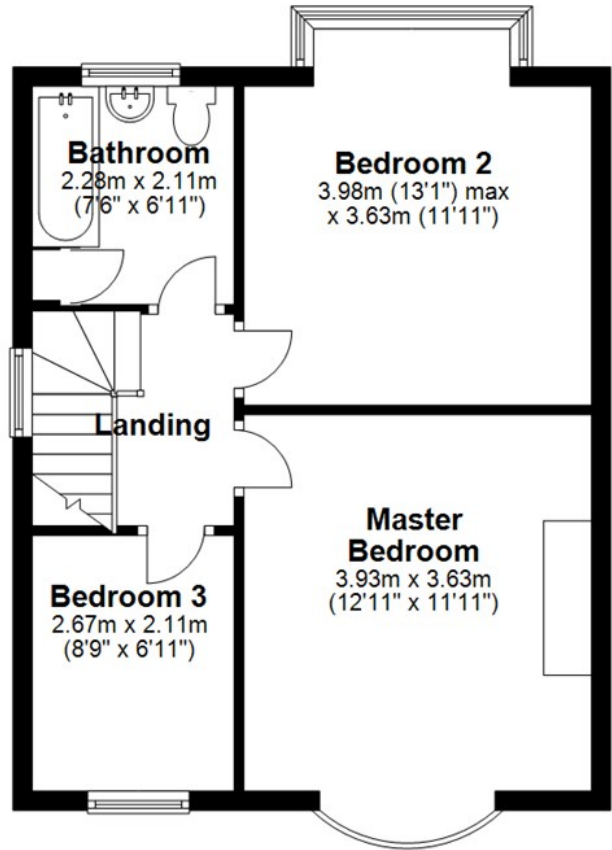
## Ground Floor

Approx. 49.8 sq. metres (535.9 sq. feet)

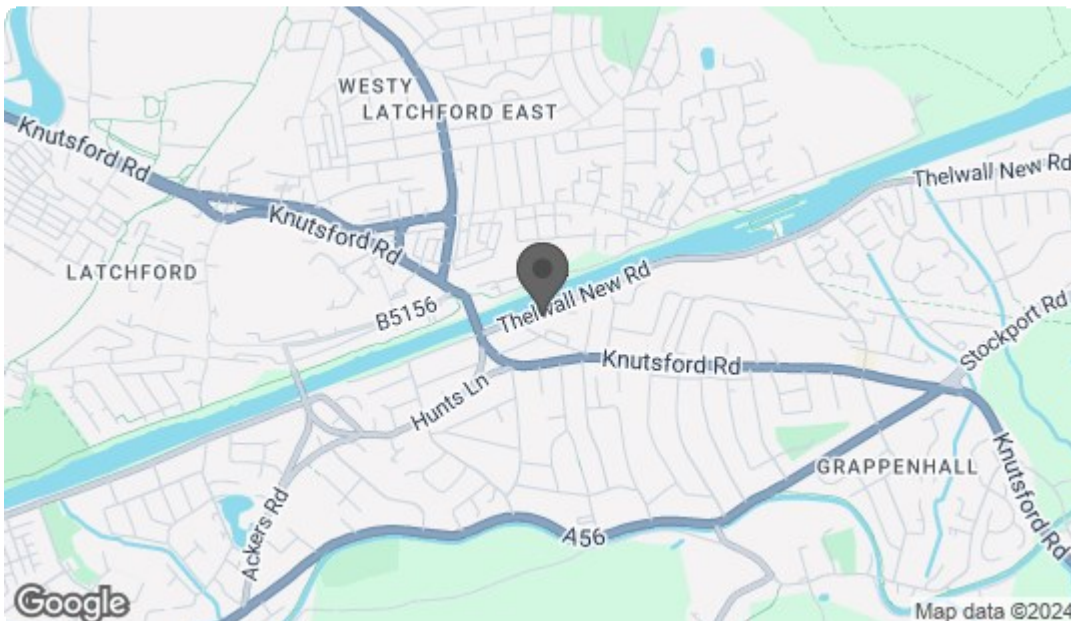


## First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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