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## 6 Greenfields Avenue, Warrington, WA4 3BE

**Offers In The Region Of £449,950**

STUNNING SEMI DETACHED FAMILY HOME, THREE BEDROOMS, EXCELLENT EXTENDED ACCOMMODATION, FABULOUS OPEN PLAN DINING/FAMILY/SUN ROOM/KITCHEN, HIGH QUALITY KITCHEN WITH INTEGRATED APPLIANCES, UTILITY ROOM AND CLOAKROOM/W.C, HIGHLY SOUGHT AFTER LOCATION, LANDSCAPED GARDENS, DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning semi detached family home which offers excellent extended accommodation and is situated in a highly sought after location. Benefiting from Upvc double glazing the accommodation briefly comprises: Entrance hallway, attractive bay fronted lounge with feature fireplace, fabulous open plan area to include: Dining area with inset feature fireplace and bespoke fitted units, sun room with Upvc double glazed patio doors opening to the rear garden, high quality fitted kitchen with integrated and appliances and a family room with under floor heating and French doors opening to a patio area, utility room, cloakroom/w.c, first floor landing, three bedrooms, loft room and an impressive bathroom with free standing bath and separate shower enclosure. Externally the property has off road driveway parking and landscaped gardens. Viewing highly recommended.



## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, coved ceiling, wood flooring, under stairs storage.

## LOUNGE



With a Bay Upvc double glazed window to the front elevation, feature inset fireplace with "Log Burning" stove.

## OPEN PLAN DINING ROOM



Open plan to the kitchen and sun room, feature inset fireplace, bespoke fitted units to alcoves, wood flooring,

## SUN ROOM



Open plan to the dining room, Upvc double glazed patio doors leading to the rear garden, wall light points, wood flooring.

## KITCHEN



Fitted with a range of high quality wall and base units, granite worktops incorporating a sink with mixer tap, integrated dishwasher and fridge freezer, built in stainless steel electric oven, microwave and halogen hob with extractor above, wine fridge, Upvc double glazed window to the rear elevation, Velux windows, wood flooring, inset ceiling spot lighting.

## FAMILY ROOM



With Upvc double glazed French doors leading out to the patio and rear garden, Karndene flooring, inset ceiling spot lighting, under floor heating.

## UTILITY ROOM



Fitted with a range of wall and base units, plumbed for a washing machine, space for a dryer, part tiled walls, Karndene flooring, access door leading to storage area.

## CLOAKROOM/W.C



Fitted with a low level w.c, wash hand basin with mixer tap and under storage unit, part tiled walls, Karndene flooring.



## FIRST FLOOR LANDING



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

## MASTER BEDROOM



With a Bay Upvc double glazed window to the front elevation, fitted wardrobes, dado rail, coved ceiling.

## BEDROOM TWO



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

## BEDROOM THREE



With a Upvc double glazed window to the front elevation.

## BATHROOM/W.C



Impressive family bathroom fitted with a low level w.c, wash hand basin with mixer tap and under storage unit, freestanding bath with mixer shower attachment and shower enclosure, part tiled walls, feature panelling to dado rail, ceramic tiled floor, Upvc double glazed window to the side elevation, inset ceiling spot lighting, chrome towel radiator.

## LOFT ROOM



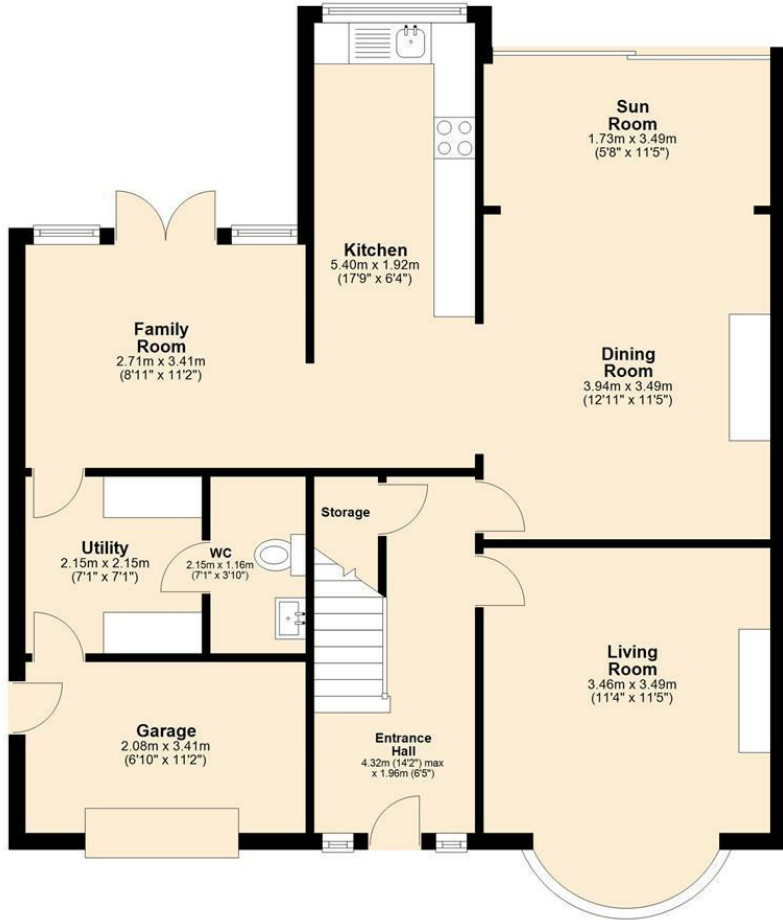
Accessed via the second bedroom with two skylight windows and access to eaves for additional storage.

## OUTSIDE

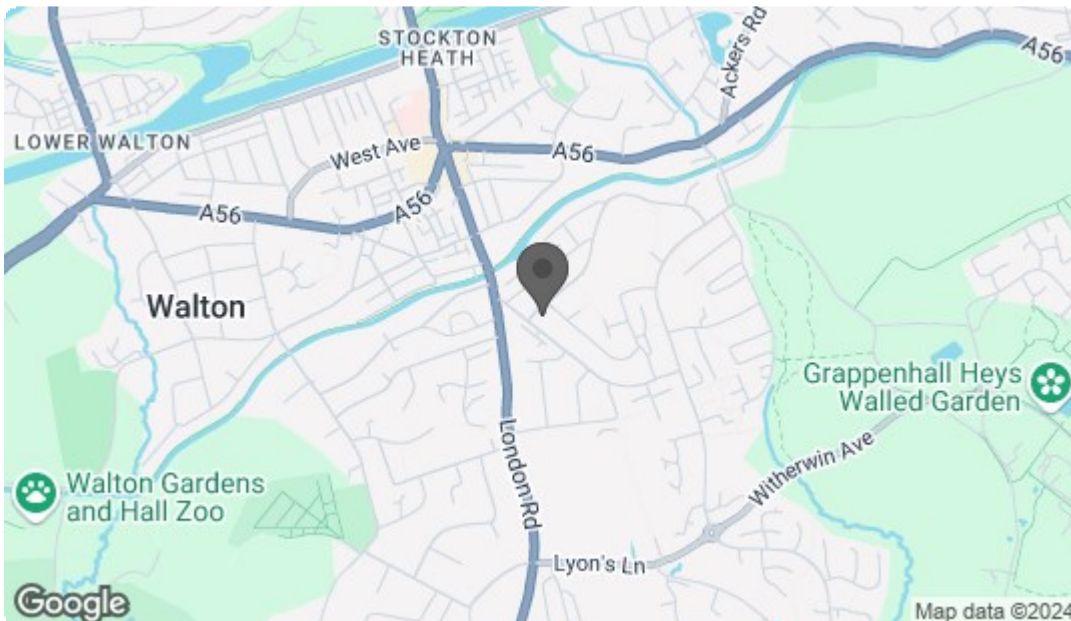
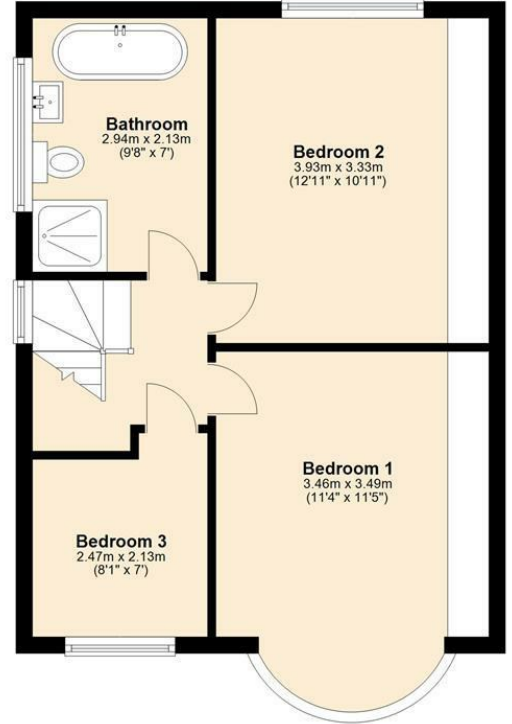


Externally the property offers excellent off road block paved driveway parking along with delightful landscaped gardens and external lighting.

## Ground Floor



## First Floor



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			
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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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	