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6 Halsall Avenue, Warrington, WA2 8EY

Offers In The Region Of £219,950

TRADITIONAL SEMI DETACHED PROPERTY, THREE BEDROOMS, IN NEED OF MODERNISATION, OPEN PLAN LOUNGE/DINING ROOM, CONSERVATORY, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, VIEWING RECOMMENDED.

We are delighted to offer for purchase this traditional semi detached property which although in need of modernisation offers excellent potential to create a fabulous family home. Benefitting from gas central heating, Upvc double glazing and no onward chain the accommodation briefly comprises: Entrance hallway, open plan lounge and dining room, conservatory, kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has off road driveway parking to the front elevation and an enclosed gardens to the rear. Viewing recommended.

ENTRANCE HALLWAY



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

CONSERVATORY



Upvc double glazed conservatory with double doors leading to the rear garden.

CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basin, ceramic tiled floor, Upvc double glazed window to the side elevation.

KITCHEN



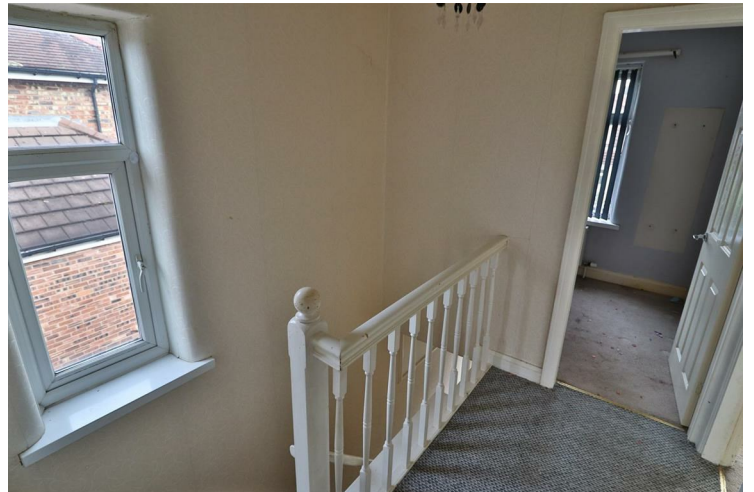
Fitted with wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric oven and hob, plumbed for a washing machine, part tiled walls, inset ceiling spot light points, Upvc double glazed window to the rear elevation.

OPEN PLAN LOUNGE/DINING ROOM



Good sized open plan lounge/dining room with a Upvc double glazed window to the front elevation, inset "Living Flame" gas fire, coved ceiling, picture rail, Upvc double glazed French doors to the conservatory, open plan to the kitchen.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



Externally the property has block paved driveway parking to the front elevation and an enclosed garden to the rear.

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

BEDROOM TWO



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

BEDROOM THREE

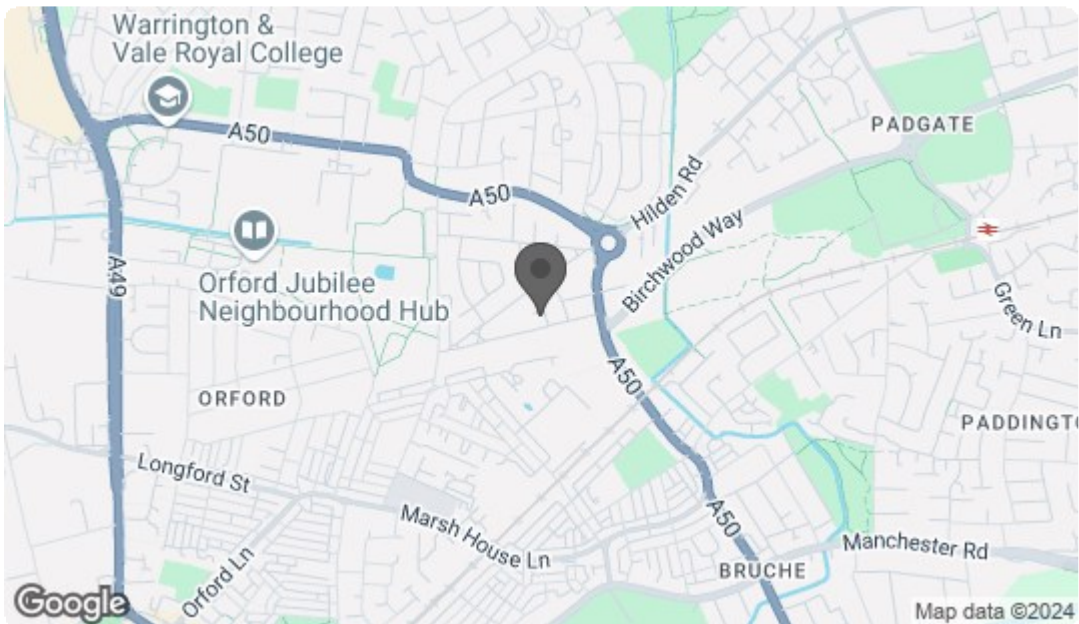
With a Upvc double glazed window to eth front elevation.

BATHROOM/W.C



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

OUTSIDE



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

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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