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14 Ross Close, Warrington, WA5 9PW

Offers In Excess Of £155,000

MID TOWN HOUSE, THREE BEDROOMS, ADDITIONAL GROUND FLOOR SHOWER ROOM, UPVC DOUBLE GLAZING, OPEN PLAN LOUNGE/DINING ROOM, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, FREEHOLD TITLE, VERSATILE ACCOMMODATION, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this mid town house which is situated in a sought after location and offers versatile accommodation. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprising: Entrance hallway, shower room/w.c, open plan lounge/dining room, rear vestibule and store room, fitted kitchen, ground floor bedroom, first floor landing, two double bedrooms, store room/study and a bathroom/w.c. Externally the property has gardens to the front and rear elevations. FREEHOLD TITLE. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

SHOWER ROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and shower enclosure, part tiled walls.

LOUNGE/DINING ROOM



Good sized open plan lounge/dining room with feature fireplace, coved ceiling, two Upvc double glazed windows to the rear elevation, access door leading to the rear vestibule and store room.

REAR VESTIBULE

With a Upvc double glazed exterior door leading to the rear garden, access to store room.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit, plumbed for a washing machine, cooker point, part tiled walls, Upvc double glazed window to the front elevation.

BEDROOM THREE



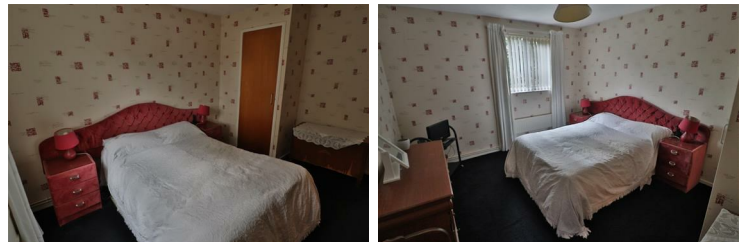
With a Upvc double glazed window to the front elevation.

FIRST FLOOR LANDING



With a Upvc double glazed window to the front elevation.

MASTER BEDROOM



With a Upvc double glazed window to the rear elevation, built in storage cupboard.

BEDROOM TWO



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

STORE ROOM/STUDY



Useful addition storage/study space.

BATHROOM/W.C



Fitted with a low level w.c, panelled bath and pedestal wash hand basin, tiled splashback.

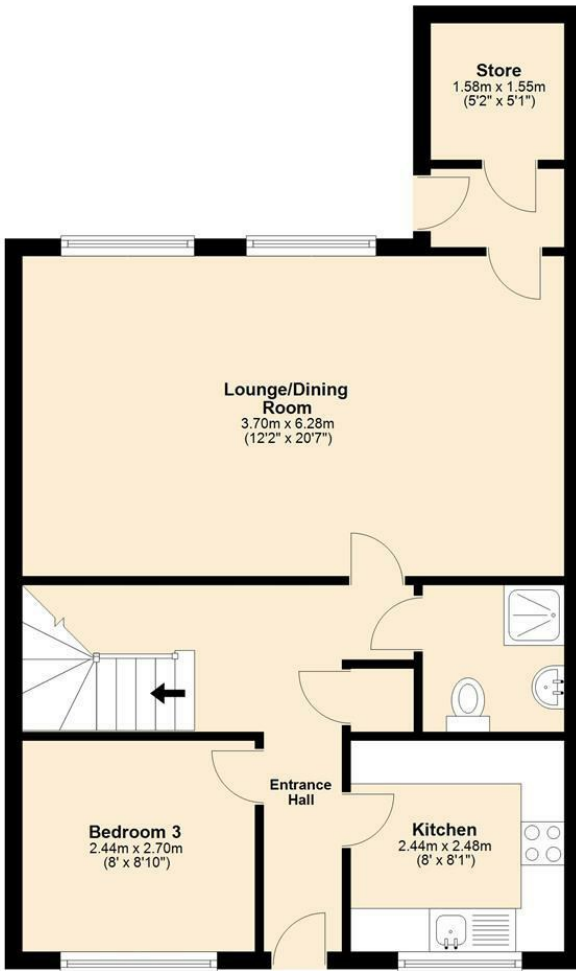
OUTSIDE



Outside the property has gardens to the front and rear elevations.

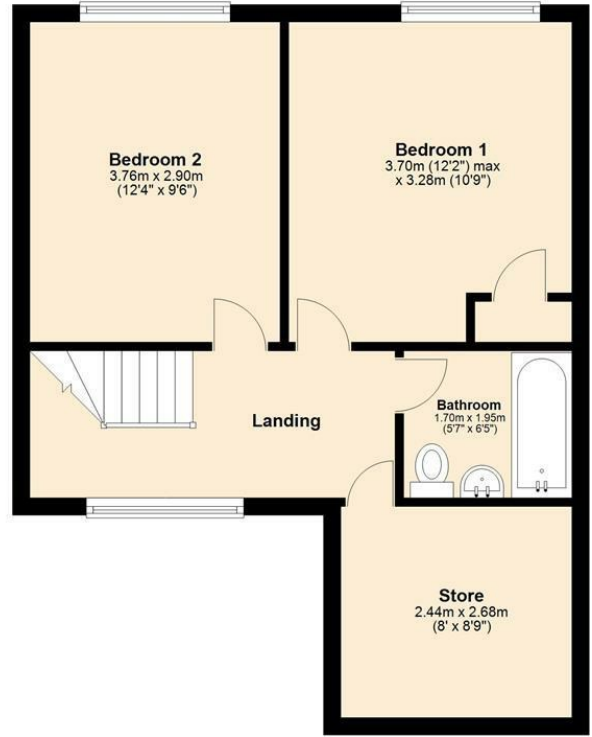
Ground Floor

Approx. 54.7 sq. metres (589.1 sq. feet)

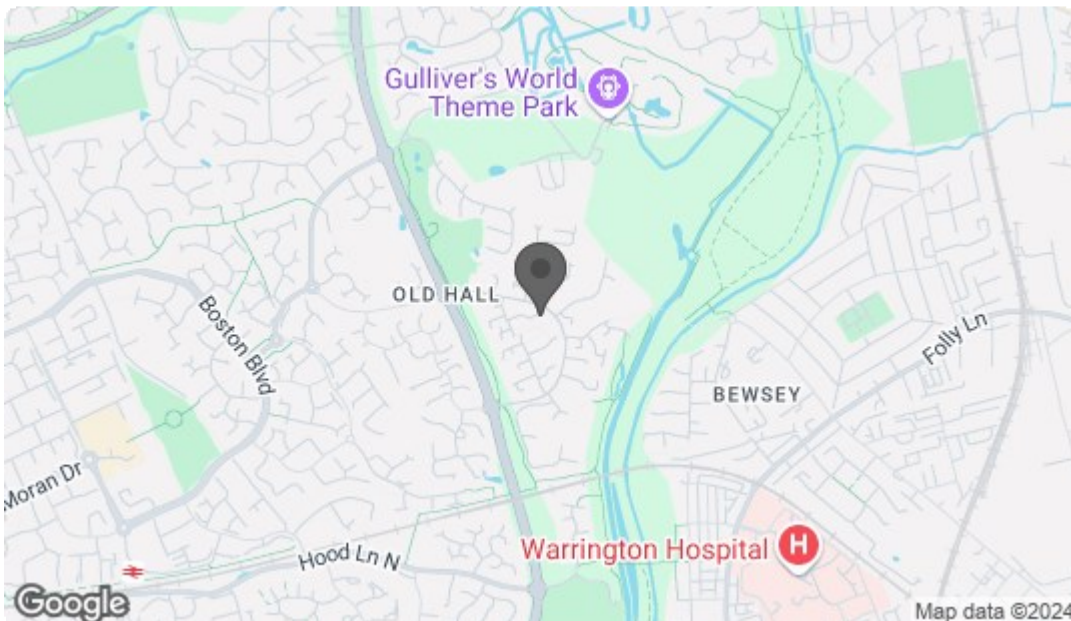


First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 96.3 sq. metres (1036.4 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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	