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## 144 St. Marys Street, Warrington, WA4 1EW

**Offers In Excess Of £235,000**

FABULOUS SEMI DETACHED PROPERTY, RECENTLY REFURBISHED TO A VERY HIGH STANDARD, IMPRESSIVE OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES, THREE BEDROOMS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, AIR CONDITIONING UNIT, EXCELLENT OFF ROAD PARKING, ENCLOSED REAR GARDEN, SOUGHT AFTER LOCATION, WITHIN EASY REACH OF THE TOWN CENTRE, IDEAL FIRST TIME BUY.

We are delighted to offer for purchase this fabulous semi detached property which has been refurbished to a very high standard and benefits from Upvc double glazing and gas central heating. Situated in a sought after location within easy reach of the town centre the property briefly comprises: Entrance hallway, good sized family lounge, impressive open plan dining kitchen with French doors leading to the rear garden along with integrated appliances including: Built in oven and hob, microwave and integrated dishwasher, washing machine and dryer, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has excellent parking to the front elevation with side access to an enclosed rear garden with detached garage. Viewing highly recommended.

## ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, high gloss wood laminate flooring, stairs leading to the first floor accommodation, wall light points, under stairs storage area.

## FIRST FLOOR LANDING



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

## FAMILY LOUNGE



With a Upvc double glazed window to the front elevation, built in alcove shelving, concealed lighting.

## BEDROOM ONE



With a Upvc double glazed window to the front elevation.

## OPEN PLAN DINING/KITCHEN



Impressive open plan dining/kitchen with with a range of wall and base units incorporating a sink unit with mixer tap, built in electric oven, microwave and gas hob with extractor above, integrated dishwasher, washing machine and dryer, inset ceiling lighting, high gloss laminate flooring, Upvc double glazed window to the rear elevation, Upvc double glazed French doors opening to the rear garden, feature vertical radiator.

## BEDROOM TWO



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

### BEDROOM THREE



Single bedroom with a Upvc double glazed window to the front elevation, wood laminate flooring.

### BATHROOM/W.C



Fitted with a low level w.c, wash hand basin with mixer tap and under wall mounted storage unit, shaped panelled bath with shower over, and glass shower screen, tiled walls, Upvc double glazed window to the rear elevation, inset ceiling spot lighting, heated chrome towel radiator.

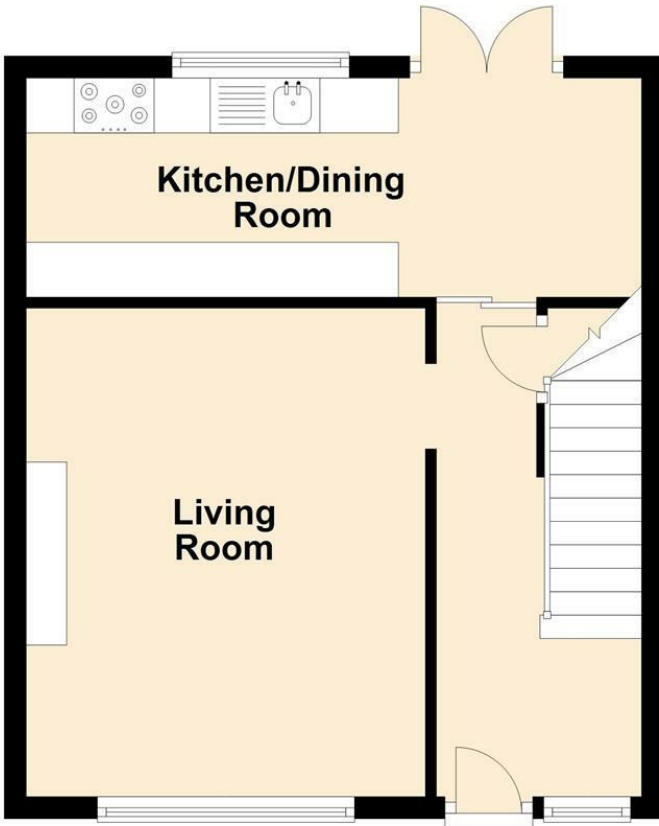
### OUTSIDE



Externally the property has excellent off road driveway parking to the front elevation with side access leading to an enclosed rear garden and detached single garage.

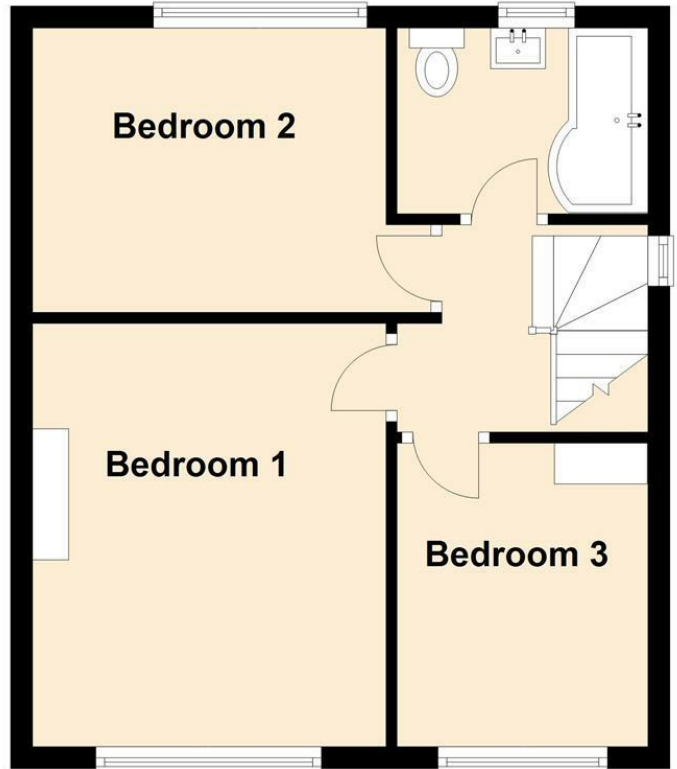
## Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)

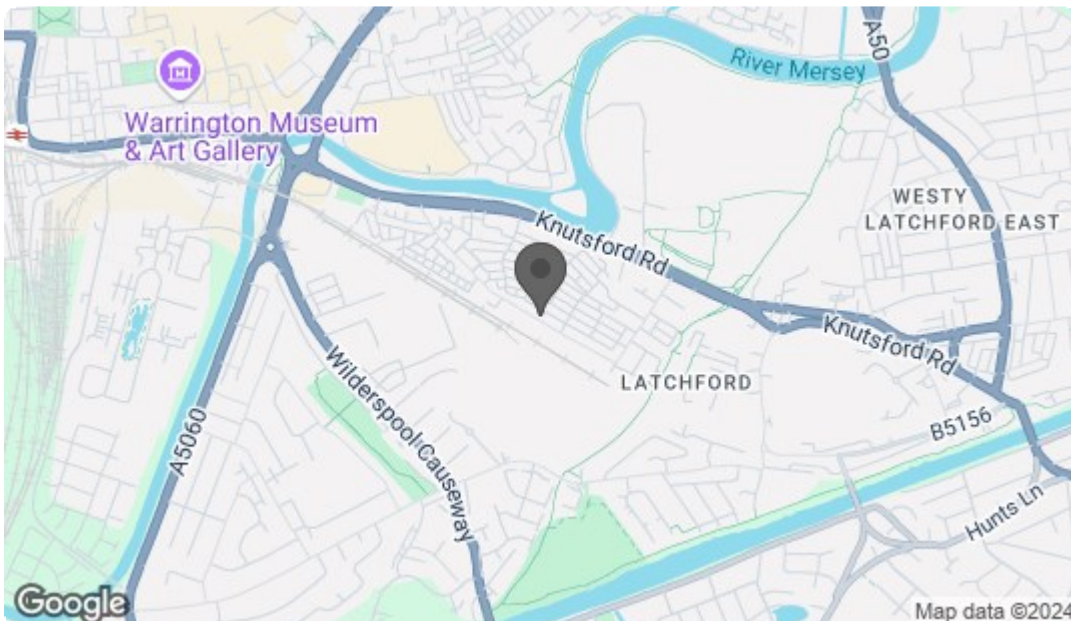


## First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 73.3 sq. metres (789.1 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	