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## 19 Warburton Street, Warrington, WA4 2UG

**Offers In Excess Of £295,000**

FABULOUS VICTORIAN END TERRACED PROPERTY, TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS WITH LOG BURNING STOVES, INTEGRATED KITCHEN APPLIANCES, IMPRESSIVE BATHROOM WITH SEPARATE SHOWER ENCLOSURE, 1.5 SIZED GARAGE, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous two bedroom property located close to the centre of Stockton Heath.

Presented to the highest of standards, this luxury property briefly comprise: Entrance hallway with original Minton tiles, a snug and a lounge both with log burning stoves, a Dining area with french doors leading to the enclosed courtyard, a fully fitted kitchen with integrated appliances and Quartz worktops, a 1.5 size garage with remote operated door and inspection pit, two double bedrooms and a truly stunning bathroom complete with free-standing bath, double wash-basins and fitted shower.

The property has wooden French-style shutters.

This property is sure to attract lots of interest!

### ENTRANCE HALLWAY

4.57m x 1.00m



With stairs leading to the first floor accommodation, original Minton tiled floor, coved ceiling.

### LOUNGE

12'7" x 11'1" (3.84m x 3.39m)



Attractive bay fronted family lounge with double glazed sash windows, wood laminate flooring, inset "Log Burning" stove, coved ceiling with inset spot lighting.

### SNUG

12'3" x 11'8" (3.74m x 3.56m)



Second reception room with inset "Log Burning" stove, wood laminate flooring, double glazed sash window to the rear elevation, wall light points, opening through to the dining area.

### DINING AREA

11'3" x 8'0" (3.42m x 2.45m)



Open plan to the kitchen, ceramic tiled floor, inset ceiling spot lighting, Upvc double glazed French doors leading to the courtyard, under stairs storage area.

### KITCHEN

6'1" x 10'3" (1.86m x 3.13m)



Attractive kitchen fitted with a range of wall and base units incorporating an inset stainless steel 1 1/2 bowl sink unit with mixer tap, Quartz worktops, built in double oven and gas hob with extractor above, integrated fridge freezer and dishwasher, ceramic tiled walls, spot lighting,, double glazed window to the side elevation, access door leading to the double garage.

### FIRST FLOOR LANDING

12'2" x 6'0" (3.71m x 1.84m)



### MASTER BEDROOM

10'6" x 14'9" (3.20m x 4.49m)



With carpet and two double glazed sash windows with fitted shutters, inset ceiling spot lighting.

## BEDROOM TWO

12'2" x 8'4" (3.71m x 2.55m)



Second double bedroom with carpet, double glazed sash window to the rear elevation with fitted shutters.

## BATHROOM/W.C

11'3" x 8'0" (3.42m x 2.45m)



Impressive family bathroom with complete with free-standing bath, double wash-basins and fitted shower enclosure, ceramic tiled floor, part tiled walls, double glazed sash window to the rear elevation with fitted shutters.

## OUTSIDE



Externally the property is garden fronted along with an enclosed courtyard area.

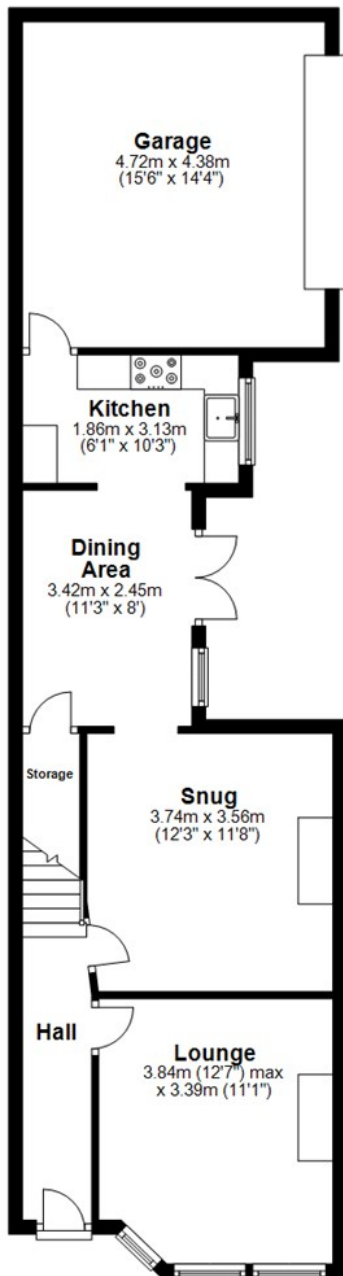
## GARAGE

15'6" x 14'4" (4.72m x 4.38m)

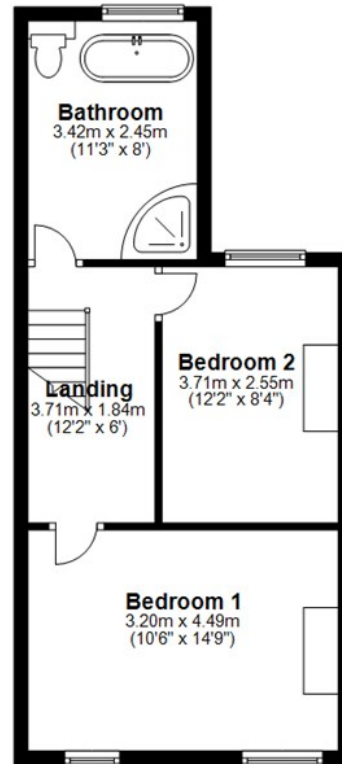


Attached 1.5 sized garage with internal access and electric roller shutter door and inspection pit.

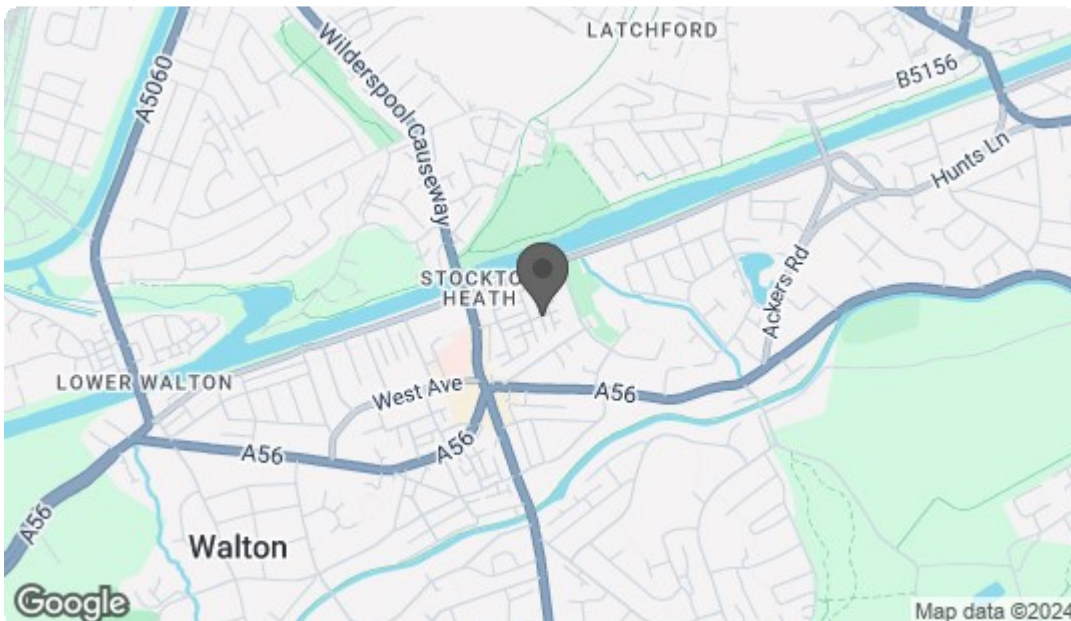
**Ground Floor**  
Approx. 69.0 sq. metres (743.1 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 109.1 sq. metres (1174.7 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		
		<b>78</b>
		<b>55</b>
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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		