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## 49 Dover Road, Warrington, WA4 1NB

**Offers In Excess Of £190,000**

FABULOUS MID TOWN HOUSE, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, UPVC DOUBLE GLAZING, DRIVEWAY PARKING, ATTRACTIVE REAR GARDEN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous mid town house which offers excellent family accommodation and is situated in a cul-de-sac in a sought after location. Benefiting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance porch, fitted kitchen with built in oven and hob, utility/storeroom, open plan lounge/dining room with French doors opening to the rear garden, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has an attractive rear garden and off road driveway parking to the front elevation. The integral garage has been part converted to create the utility/store room but still has additional storage accessed via the up and over door. Viewing highly recommended.



### ENTRANCE PORCH

Accessed via a Upvc double glazed front door, Upvc double glazed window to the side elevation.

### OPEN PLAN LOUNGE/DINING ROOM



Attractive open plan lounge/dining room with Upvc double glazed French doors leading to the rear garden, open plan stairs leading to the first floor accommodation, under stairs storage area, coved ceiling.

### KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and gas hob, plumbed for a washing machine, part tiled walls, Upvc double glazed window to the front elevation, access door leading to the utility/store room.

### UTILITY/STORE ROOM



Excellent additional space created by part converting the integral garage.

### FIRST FLOOR LANDING



### MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, coved ceiling.

### BEDROOM TWO

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

### BEDROOM THREE



With a Upvc double glazed window to the rear elevation.

### BATHROOM/W.C



Fitted with a low level w.c, panelled bath with shower over and vanity wash hand basin, tiled walls, Upvc double glazed window to the front elevation.

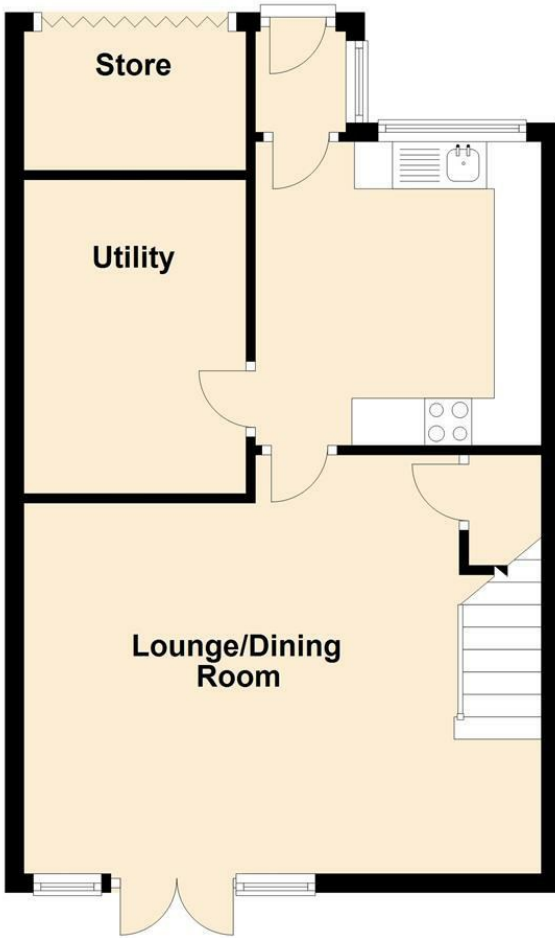
### OUTSIDE



Externally the property has an attractive enclosed rear garden with lawned area, paved patio, rear gate access, borders, sun awning and garden shed. The front of the property offers off road driveway parking.

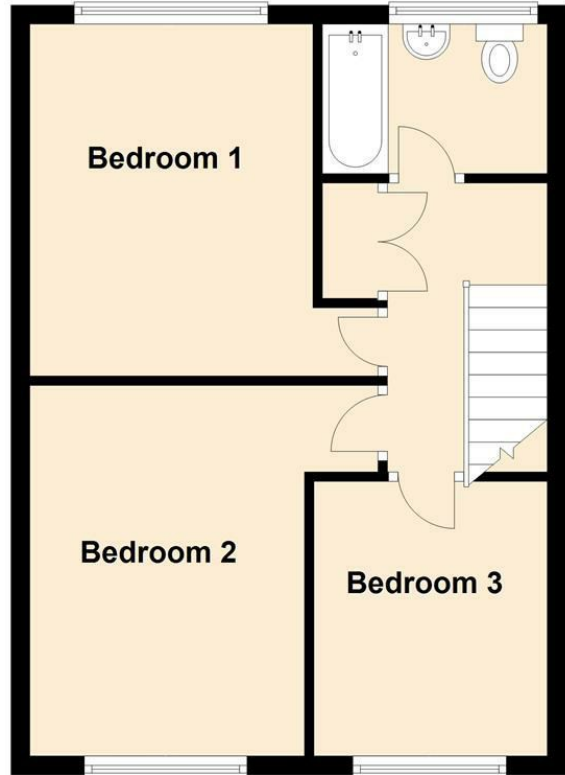
## Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)

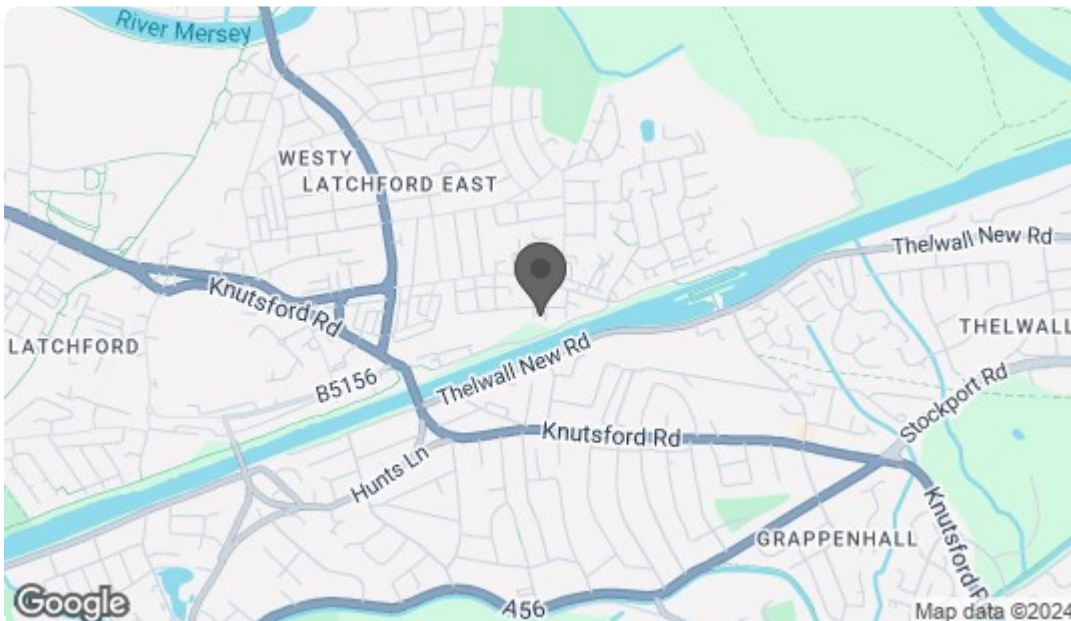


## First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 89.2 sq. metres (960.0 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	