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## 12 Boydell Avenue, Warrington, WA4 1XQ

**Offers In Excess Of £170,000**

**STUNNING SEMI DETACHED PROPERTY, TWO DOUBLE BEDROOMS, FITTED KITCHEN WITH BUILT IN OVEN AND HOB, CLOAKROOM/W.C., IMPRESSIVE RECREATION/UTILITY ROOM, FABULOUS PORCELAIN TILED REAR GARDEN WITH SOUTHERLY ASPECT, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, VIEWING HIGHLY RECOMMENDED.**

We are delighted to offer for purchase this stunning semi detached house which has been maintained to a high standard by the current owner and is situated in a highly sought after location close to the village centre. Benefitting from Upvc double glazing and gas central heating, the accommodation briefly comprises: Entrance porch, entrance hallway, attractive lounge, breakfast/kitchen with breakfast bar and built in oven and hob, cloakroom,/w.c, impressive recreation/utility room, first floor landing, master bedroom with large closet area, second double bedroom and family bathroom. Externally the property has off road driveway parking to the front elevation and a fabulous porcelain tiled rear garden with raised planters. Viewing highly recommended.

### ENTRANCE PORCH

With Upvc double glazed windows.

### ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

### LOUNGE



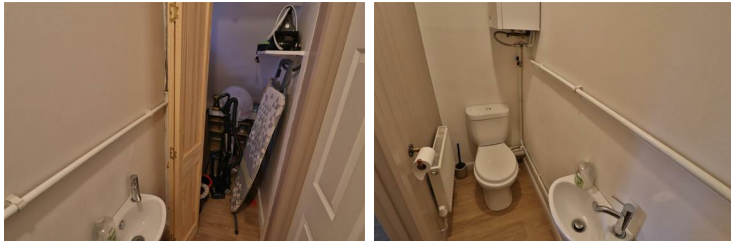
Attractive lounge with a feature fireplace and electric fire, fitted alcove shelving, Upvc double glazed window to the front elevation

### BREAKFAST KITCHEN



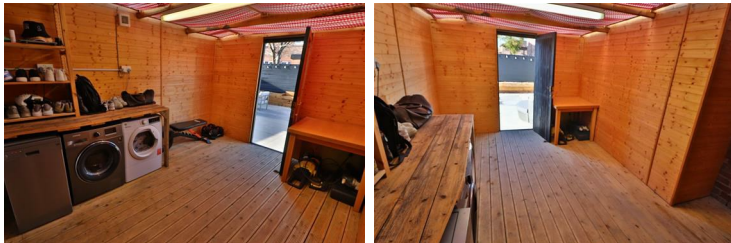
Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and halogen hob with extractor hood and stainless steel back plate, breakfast bar, Upvc double glazed window to the rear elevation.

### CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basin, access door leading to an under stairs storage area.

### RECREATIONAL/UTILITY AREA



Impressive recreational/utility room with tongue and groove lining, access doors to the front and rear elevations, utility area plumbed for a washer and dishwasher.

### FIRST FLOOR LANDING



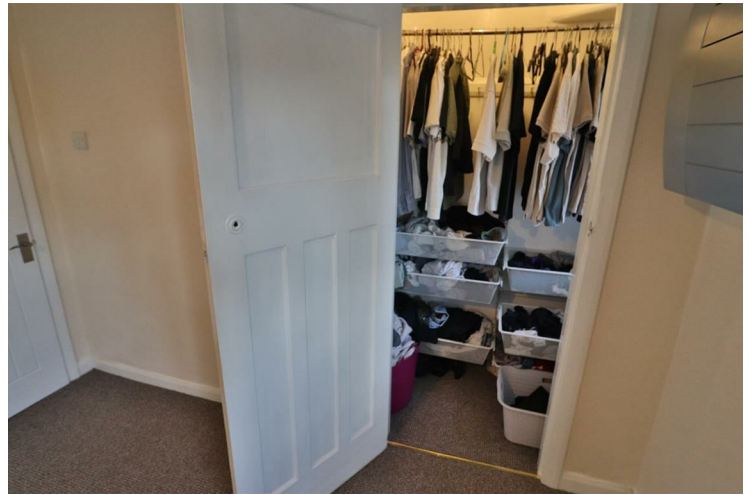
With a Upvc double glazed window to the side elevation.

### MASTER BEDROOM



Good sized master bedroom with walk in closet and Upvc double glazed window to the front elevation.

### WALK IN CLOSET



With a Upvc double glazed window to the front elevation.

### BEDROOM TWO



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

## BATHROOM/W.C



Fully tiled and fitted with three piece bathroom suite comprising: Panelled bath with shower over and glass screen, pedestal wash hand basin and low level w.c., extractor unit, Upvc double glazed window to the rear elevation.

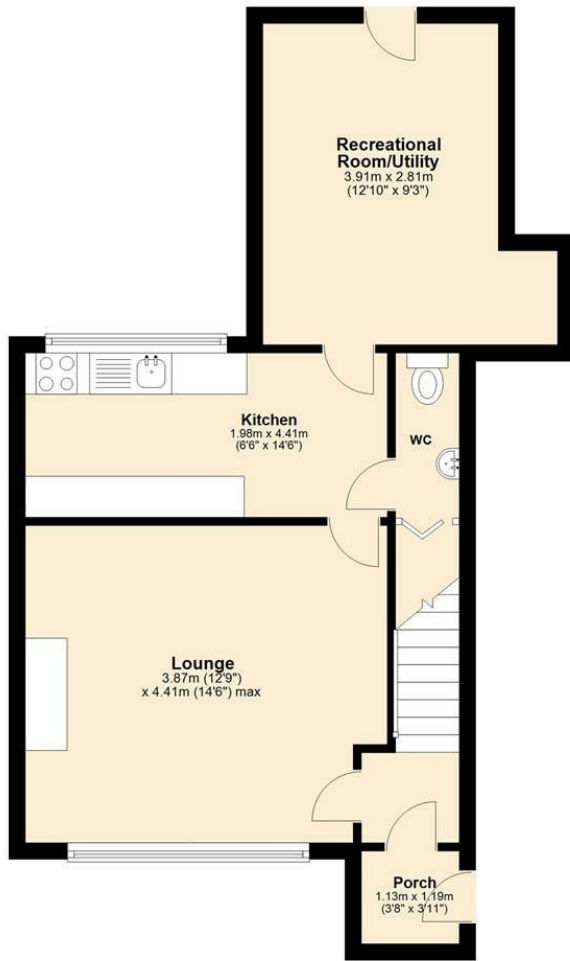
## OUTSIDE



Externally the property has off road driveway parking to the front elevation along with a fabulous enclosed porcelain tiled rear garden with raised borders.

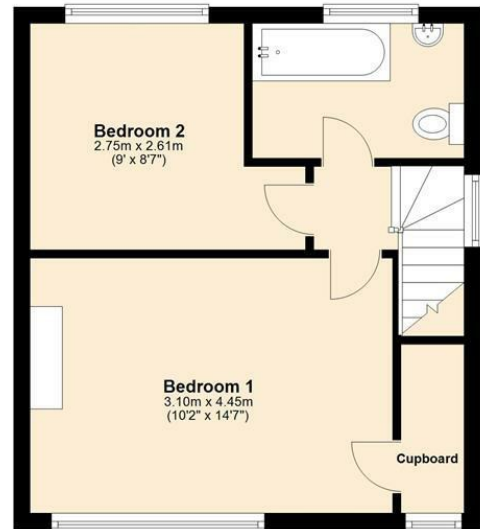
## Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)

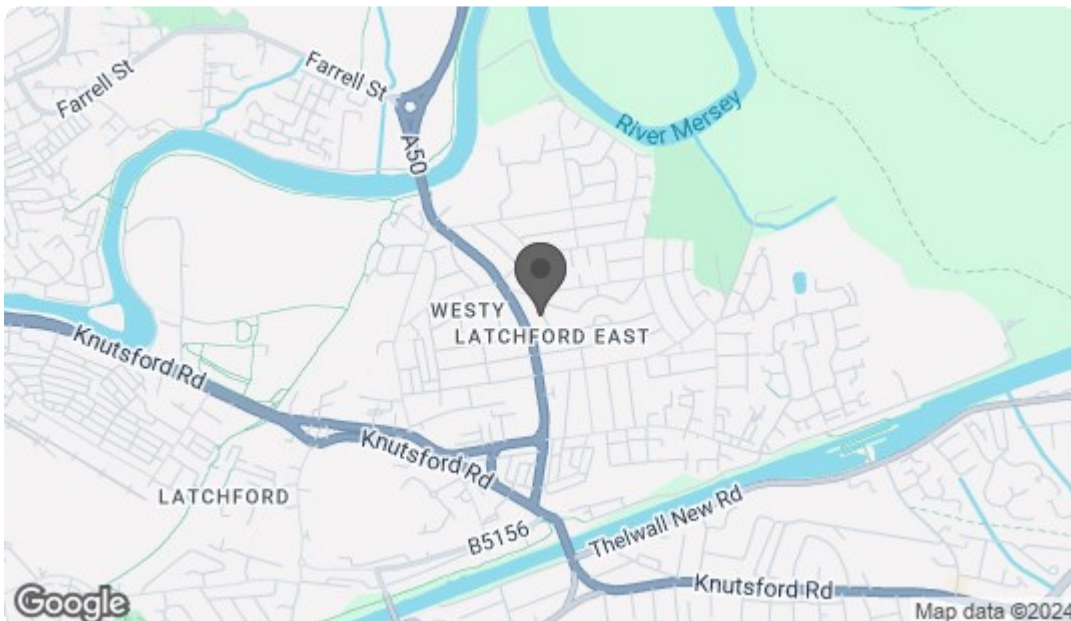


## First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 76.6 sq. metres (824.6 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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	