

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



6 Morris Avenue, Warrington, WA4 1SG

Offers In Excess Of £175,000

SEMI DETACHED FAMILY HOME, THREE BEDROOMS, NO ONWARD CHAIN, BREAKFAST KITCHEN WITH BUILT IN OVEN AND HOB, FREEHOLD TITLE, FRONT AND REAR GARDENS, DRIVEWAY PARKING, UPVC DOUBLE GLAZING, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this well maintained semi detached family home which is situated in a popular location close to local amenities and within walking distance of the village centre. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprising: Entrance porch, family lounge, breakfast kitchen with built in oven and hob, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations along with off road driveway parking. Ideal first time buy. Viewing highly recommended.

ENTRANCE PORCH

Accessed via a Upvc double glazed front door.

FAMILY LOUNGE



With a Upvc double glazed window to the front elevation, feature fire surround, built in storage and shelving to alcove, open plan stairs leading to the first floor accommodation.

BREAKFAST KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, built in electric oven and hob with extractor above, plumbed for a washing machine, part tiled walls, wood laminate flooring, breakfast bar, inset ceiling spot lighting, understairs storage cupboard, cupboard housing the gas combi boiler, two Upvc double glazed windows to the rear elevation, Upvc double glazed exterior door.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

BEDROOM TWO



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

BEDROOM THREE



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

BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass shower screen, ceramic tiled floor.. Upvc double glazed window to the rear elevation.

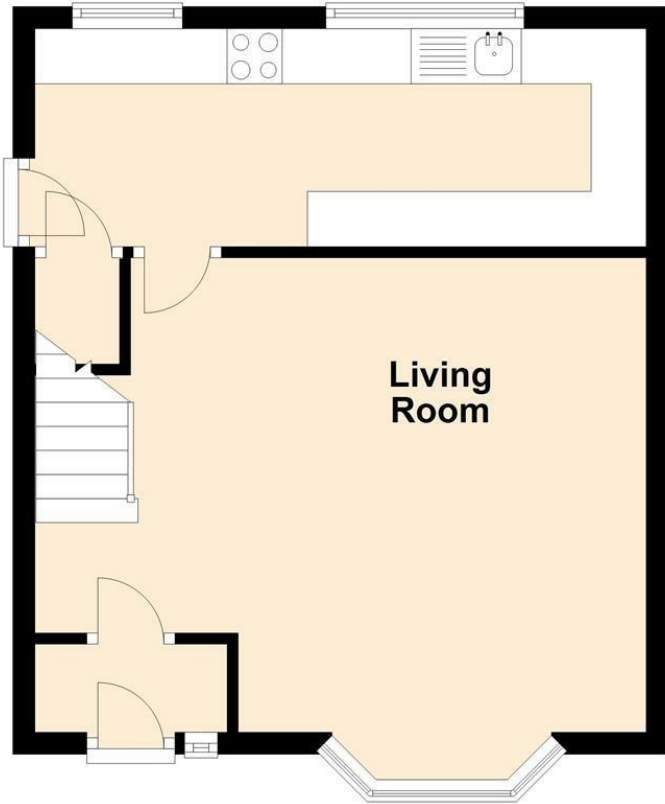
OUTSIDE



Externally the property has gardens to the front and rear elevations along with off road driveway parking.

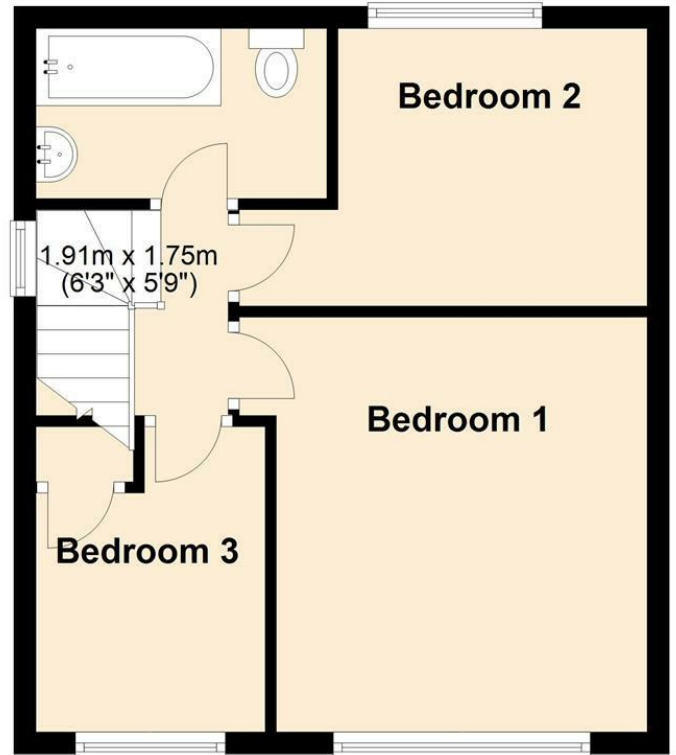
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)

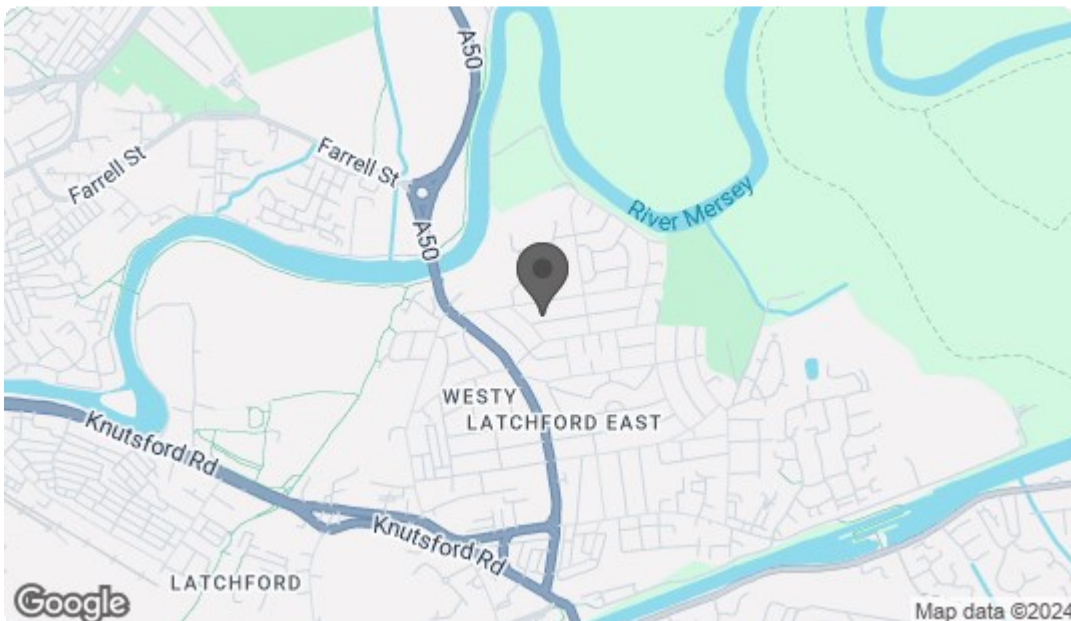


First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 70.8 sq. metres (762.3 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		