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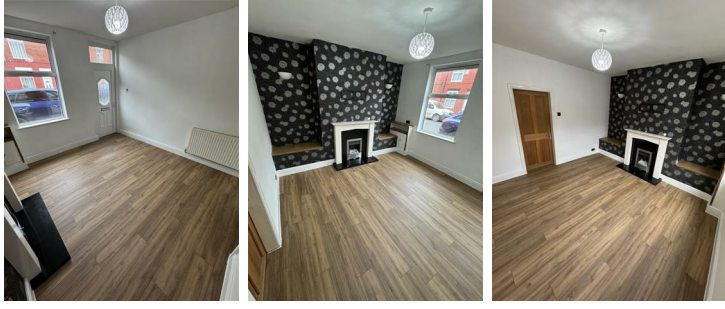
## 11 Mason Street, Warrington, WA1 2JJ

**Offers In The Region Of £137,500**

MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, KITCHEN WITH INTEGRATED APPLIANCES, LOUNGE WITH FEATURE FIREPLACE, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, NEW ROOF, RECENTLY INSTALLED COMBI BOILER, CLOSE TO THE TOWN CENTRE.

We are delighted to offer this mid terraced property located within walking distance of Warrington town centre and benefiting from a new roof and recently installed combi boiler. The accommodation briefly comprises lounge, fitted kitchen with integrated appliances, utility area with plumbing for a washing machine and a modern family bathroom with bath and shower facilities. To the first floor are two double bedrooms and there is a small courtyard to the rear of the house. Ideally located near the Town Centre, with its myriad of bars, restaurants and amenities, it is also only a 10 minute walk to the towns Central railway station, which offers fast commuter links to Liverpool, Manchester and beyond. The M62 motorway is also located nearby and offers fast transport links to the M6, M56, Manchester Airport and the rest of the country. An early viewing is highly recommended.

## LOUNGE



Attractive lounge with a feature fireplace, wood laminate flooring, Upvc double glazed window to the front elevation, wall light points.

## KITCHEN



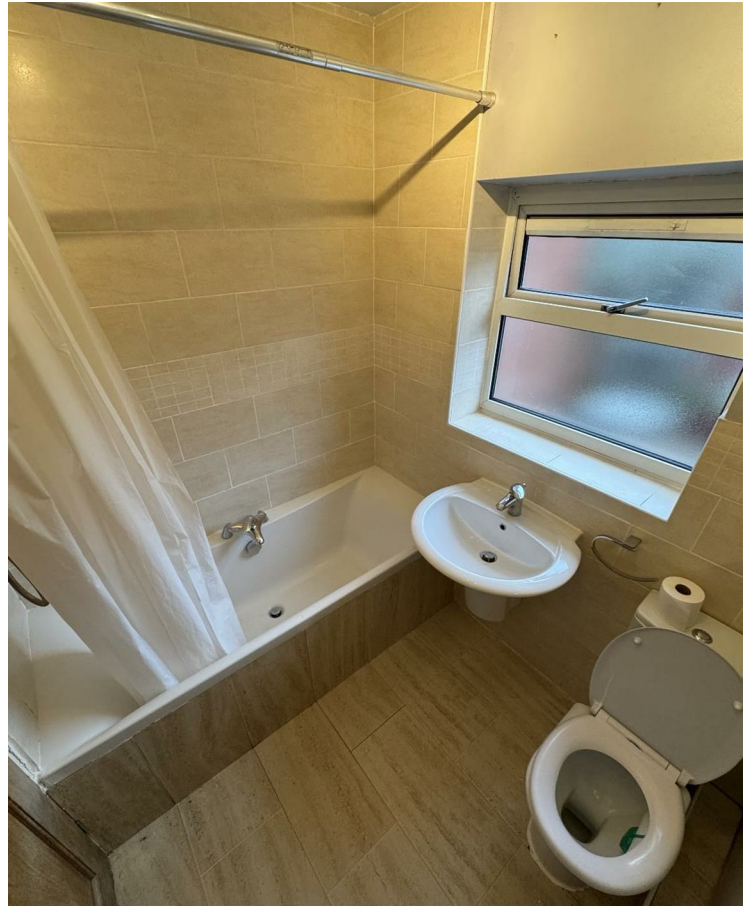
Fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap, built in double electric oven and gas hob with extractor above, integrated dishwasher, fridge and freezer, part tiled walls, inset ceiling spot lighting, Upvc double glazed window to rear elevation, wood laminate flooring, stairs leading to the first floor accommodation.

## UTILITY AREA



Plumbed for a washing machine, wood laminate flooring, exterior door leading to the rear yard.

## BATHROOM/W.C



Fitted with a low level w.c, panelled bath and wall mounted

wash hand basin, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

## FIRST FLOOR LANDING

### MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

### BEDROOM TWO

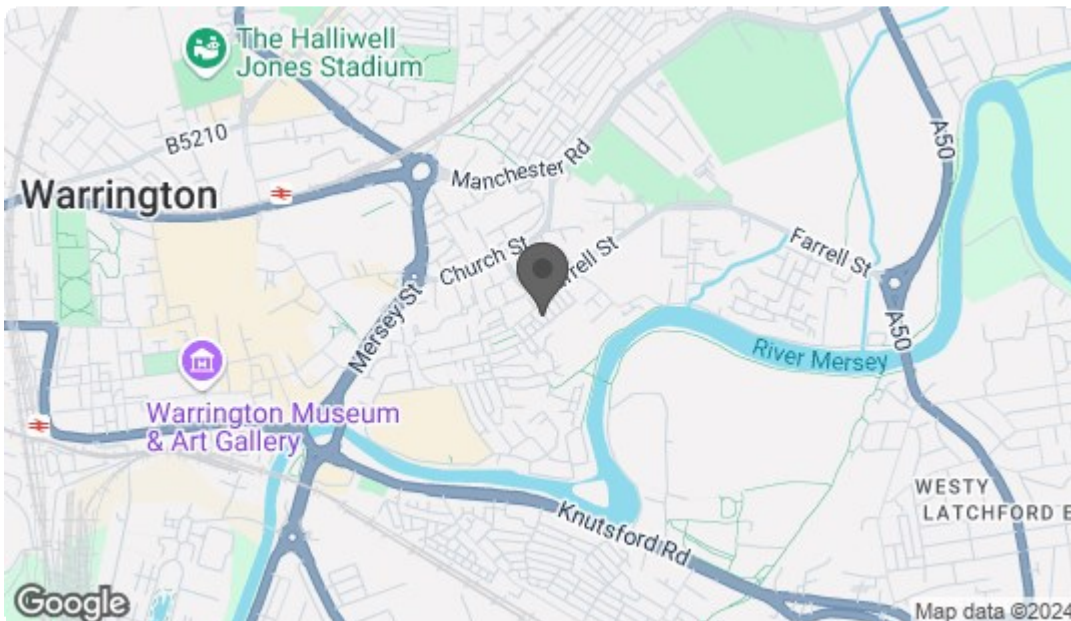


Second double bedroom with a Upvc double glazed window to the rear elevation.

## OUTSIDE



Externally there is an enclosed rear courtyard with gate access.



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>England &amp; Wales</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC