

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



31 Thornton Road, Warrington, WA5 2SZ

Offers In The Region Of £330,000

DETACHED HOUSE, THREE BEDROOMS, EXCELLENT PLOT, EXTENSIVE DRIVEWAY PARKING AND SINGLE GARAGE, SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, LOUNGE AND DINING ROOM, CONSERVATORY, VIEWING RECOMMENDED.

We are delighted to offer for purchase this detached property which is situated on an excellent plot with extensive driveway parking and single garage. The property although requiring some updating offers good sized family accommodation and benefits from gas central heating and Upvc double glazing. The accommodation briefly comprises: Entrance hallway, bay fronted lounge with feature fireplace, separate dining room with patio doors leading to a conservatory with " Log Burning Stove", fitted kitchen with built in double oven and hob, first floor landing, master bedroom with fitted wardrobes and ensuite shower room, two further bedrooms and a bathroom/w.c.

Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, wood flooring, coved ceiling.

LOUNGE



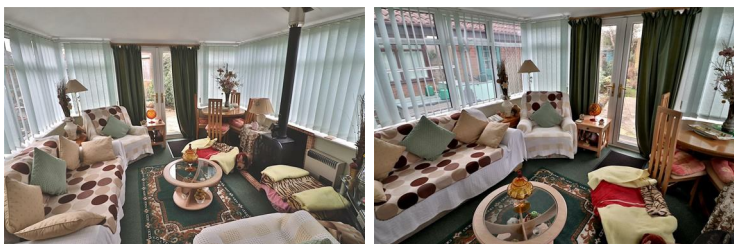
With a bay Upvc double glazed window to the front elevation, feature fireplace, coved ceiling.

DINING ROOM



Separate dining room with a Upvc double glazed window to the side elevation, coved ceiling, Upvc double glazed patio doors leading through to the conservatory.

CONSERVATORY



Upvc double glazed conservatory with French doors leading out to the rear garden, "Log Burning Stove", gas wall heater.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel double oven and gas hob with extractor above, part tiled walls, ceramic tiled floor, coved ceiling.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation

MASTER BEDROOM



With a range of fitted wardrobes, Upvc double glazed bay window to the front elevation, coved ceiling, access to the ensuite shower room.

ENSUITE SHOWER ROOM

Fitted with a low level w.c, pedestal wash hand basin and shower enclosure, tiled walls, Upvc double glazed window to the side elevation

BEDROOM TWO



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

BEDROOM THREE



With a Upvc double glazed window to the rear elevation, coved ceiling.

BATHROOM/W.C



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

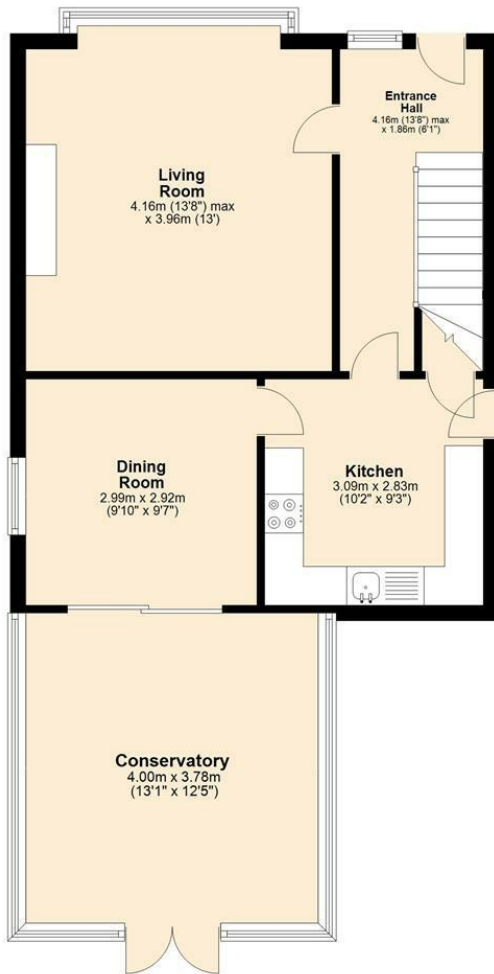
OUTSIDE



Externally the property has excellent gardens mainly laid to lawn with mature borders and extensive driveway parking and single garage.

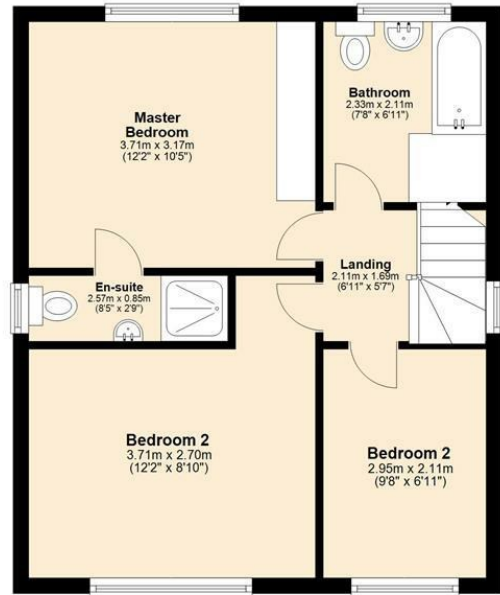
Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)

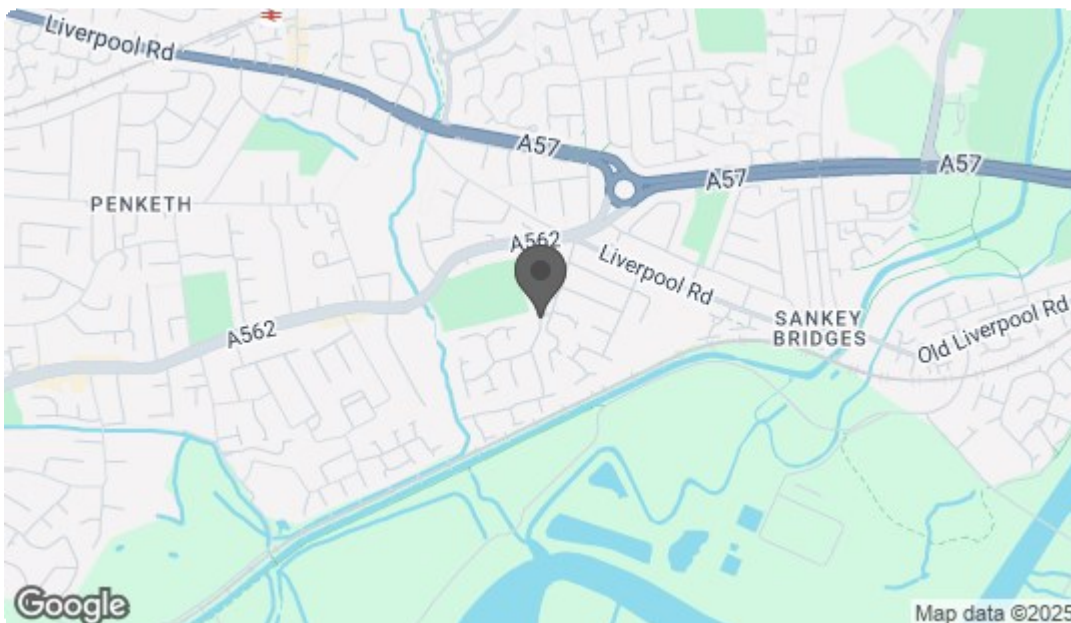


First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 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		