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279 Thelwall New Road, Warrington, WA4 2NQ

Offers In Excess Of £579,950

FABULOUS DETACHED FAMILY HOME, THREE/FOUR BEDROOMS, IMPRESSIVE OPEN PLAN DINING KITCHEN, FAMILY/ GARDEN ROOM, FOUR BATH/SHOWER ROOMS, AMPLE OFF ROAD PARKING OFFICE/GYM/GAMES ROOM, SOUGHT AFTER LOCATION, FREEHOLD TENURE, EXCELLENT FAMILY ACCOMMODATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous detached family home built circa 1999 which offers excellent family accommodation and is situated in Grappenhall close to the Manchester Ship Canal. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Dual aspect family lounge with French doors leading to the rear, study/bedroom four with En-suite facility, impressive open plan dining kitchen, opening through to the family/garden room with bi folding doors to both sides, utility room, first floor landing, three bedrooms, with en-suite and walk-in wardrobe to the master bedroom, further en-suite to bedroom two and a separate family bathroom. Externally there are gardens to the front and rear and off road parking for several vehicles. Detached out-building. Viewing highly recommended!

LOUNGE



Impressive family lounge with a Upvc double glazed bay window to the front elevation, Upvc double glazed French doors leading opening to the rear elevation, feature fireplace with inset "Living Flame" gas fire, coved ceiling, stairs leading to the first floor accommodation, under stairs storage cupboard.

STUDY/BEDROOM FOUR

Double bedroom with a Upvc double glazed window to the front elevation, ensuite area with plumbing for installation.

OPEN PLAN DINING KITCHEN



Fabulous open plan dining kitchen fitted with a contemporary range of wall and base units, granite worktops incorporating inset 1 1/2 bowl sink unit with mixer tap, integrated appliances, inset ceiling spot lighting, wood laminate flooring, Upvc double glazed window to the rear elevation, Upvc double glazed French doors, breakfast bar.

UTILITY ROOM



Fitted with a range of contemporary units incorporating a 1 1/2 bowl sink unit with mixer tap, Upvc double glazed window to the rear elevation, Upvc double glazed exterior door, wood laminate flooring.

FAMILY/GARDEN ROOM



Attractive family/garden room, open plan to the dining kitchen with Double glazed Bi folding doors leading to side garden, double glazed patio doors leading to the rear of the property, wood laminate flooring, inset ceiling spot lighting, feature vertical radiator.

FIRST FLOOR LANDING



Coved ceiling, Upvc double glazed window to the rear elevation.

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed bay window to the front elevation, coved ceiling, walk in wardrobe, access to the ensuite shower room.

ENSUITE SHOWER ROOM



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

BEDROOM TWO



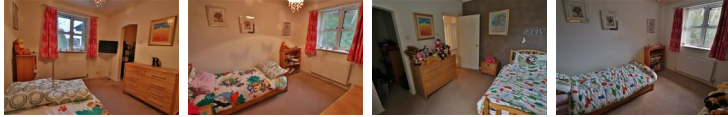
Double bedroom with a Upvc double glazed window to the side elevation, coved ceiling, walk in wardrobe, access to the ensuite shower room.

ENSUITE SHOWER ROOM



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

BEDROOM THREE



Double bedroom with a Upvc double glazed window to the side elevation, coved ceiling, arch leading through to a walk in wardrobe.

FAMILY BATHROOM



Large split level family bathroom fitted with a low level w.c, wash hand basin, fitted storage units and panelled bath with mixer shower attachment, tiled walls, ceramic tiled floor, Upvc double glazed window.

OUTSIDE



Externally the property is approached via electric gates with intercom entry, excellent driveway parking and large garden areas to the side and rear elevation, mainly laid to lawn with outdoor cooking area and large hardstanding ideal for a hot tub and garden building with bi folding doors, power and lights.

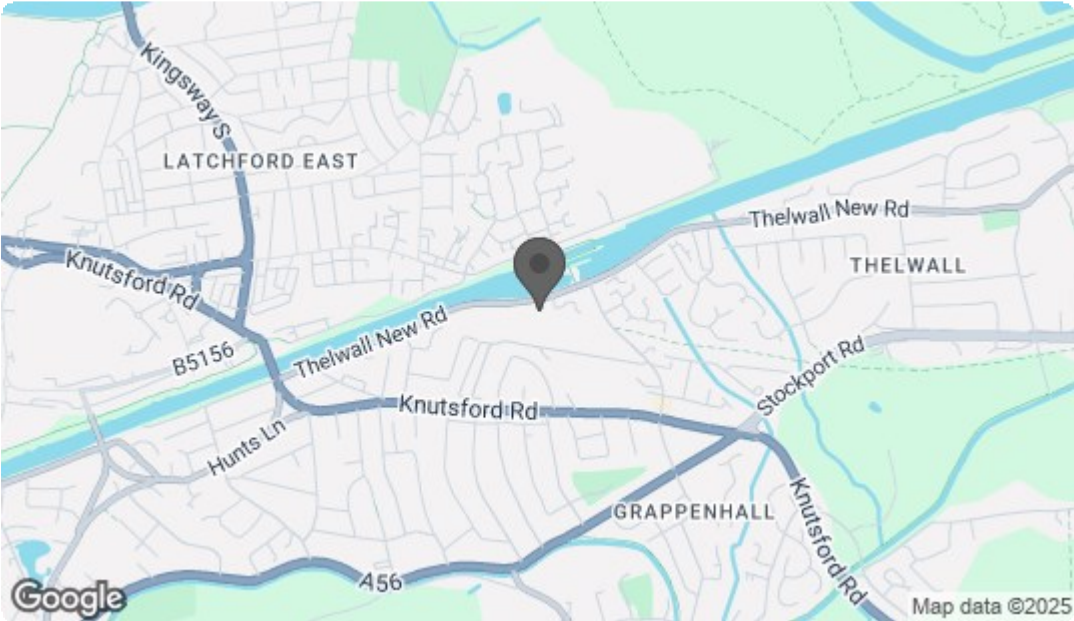
Ground Floor
Approx. 107.3 sq. metres (1154.8 sq. feet)



First Floor
Approx. 84.5 sq. metres (909.5 sq. feet)



Total area: approx. 191.8 sq. metres (2064.3 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		
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