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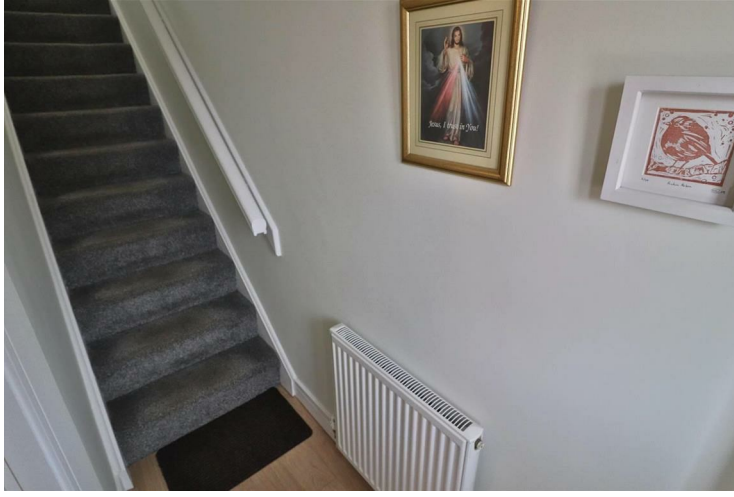
237 Thelwall Lane, Warrington, WA4 1NF

Offers In The Region Of £205,000

IMMACULATE SEMI DETACHED HOUSE, TWO BEDROOMS, IMPRESSIVE OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES, CLOAKROOM/W.C., UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, POPULAR LOCATION, FRONT AND REAR GARDENS, ALLOCATED PARKING, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this immaculate semi detached property which is situated in a popular location close to local amenities and within easy reach of the village centre. Benefiting from gas central heating and Upvc double glazing, the accommodation briefly comprises: Entrance hallway, lounge, open plan dining kitchen with built in oven and hob, integrated fridge freezer, washing machine and dryer, first floor landing/study area with access to a boarded loft space, two bedrooms and a bathroom/w.c. Externally there are low maintenance gardens to the front and rear elevations along with allocated parking directly to the front of the property. Ideal first time buy. Viewing highly recommended.

ENTRANCE HALLWAY



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

LOUNGE



Attractive lounge with a Upvc double glazed window to the front elevation, wood laminate flooring, under stairs storage cupboard.

DINING KITCHEN



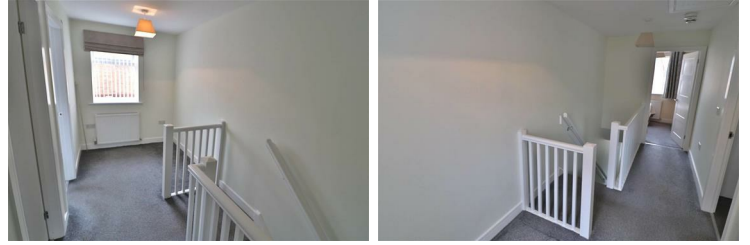
Impressive open plan dining kitchen fitted with a range of white wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, integrated fridge freezer, washing machine and dryer, Upvc double glazed window to the rear elevation, exterior Upvc double glazed door leading to the rear garden.

CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basin with tiled splash back, extractor unit.

FIRST FLOOR LANDING/STUDY AREA



With a Upvc double glazed window to the rear elevation, loft access leading to a boarded loft space with shelving.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

BEDROOM TWO



With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



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

OUTSIDE



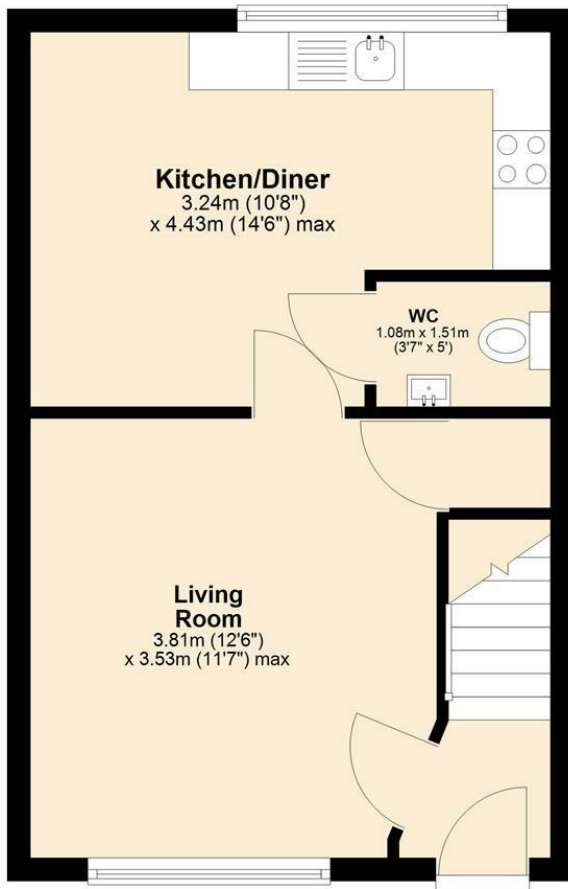
Externally the property has low maintenance gardens to the front and rear elevations featuring raised borders. Off road parking is allocated directly to the front of the property.

ALLOCATED PARKING



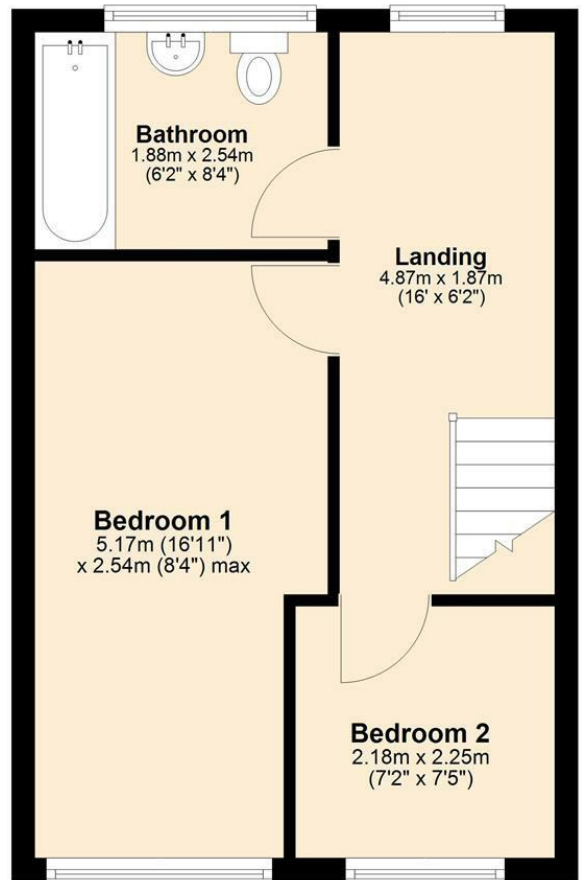
Ground Floor

Approx. 32.0 sq. metres (344.4 sq. feet)

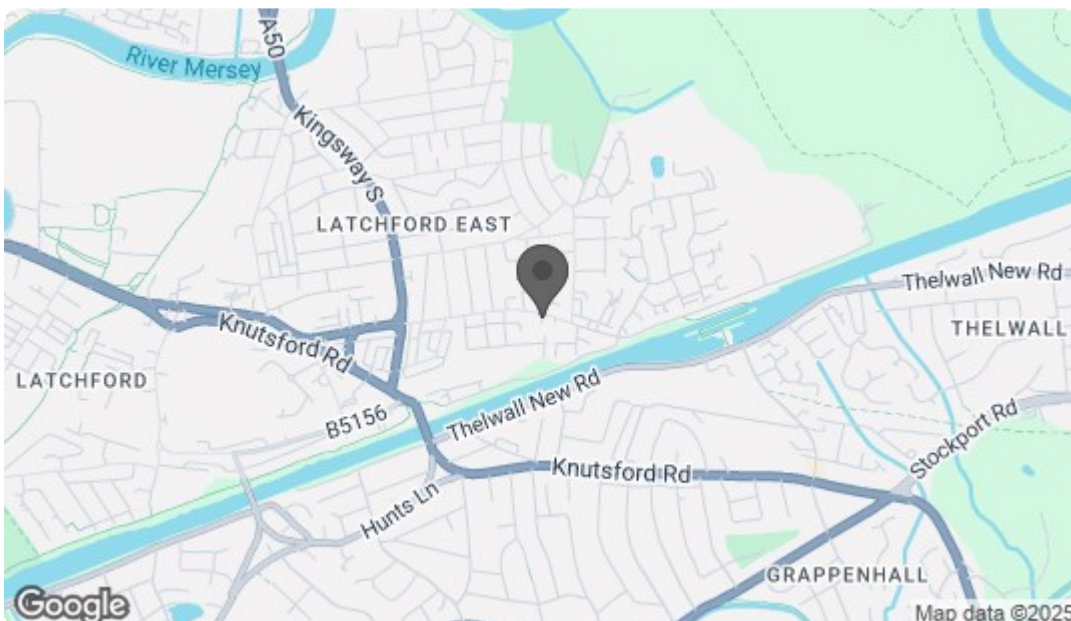


First Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Total area: approx. 64.2 sq. metres (691.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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		