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## 9 Starkey Grove, Warrington, WA4 1QD

**£160,000**

MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, FRONT AND REAR GARDENS, IDEAL INVESTMENT OR FIRST TIME BUY, POPULAR LOCATION, VIEWING HIGHLY RECOMMENDED.

Howell and Co are delighted to offer for sale this mid terraced property which is situated in a highly sought after location close to local amenities.

This property briefly comprises: Entrance hallway with stairs leading to the first floor, a spacious living room, kitchen with dining space to the ground floor, first floor landing, two good sized bedrooms and a bathroom/w.c.

This property is complete with a rear enclosed garden, gas central heating and Upvc double glazing.

Occupying a desirable location on Starkey Grove and situated within easy reach of Warrington Town Centre and its array of amenities including shops, clubs, bars, restaurants and Warrington's main railway stations - Central and Bank Quay. Within walking distance of Latchford village, infant and high schools. The area benefits from being close to local motorway systems. Viewing highly recommended.

\*PLEASE NOTE - PHOTOS TAKEN PRE TENANCY\*

## ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

## LOUNGE



Good sized family lounge with feature fireplace, Upvc double glazed window to the front elevation, wood laminate flooring, coved ceiling.

## DINING KITCHEN



Open plan dining kitchen fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, part tiled walls, ceramic tiled floor, plumbed for a washing machine, Upvc double glazed window to the rear elevation, Upvc double glazed exterior door leading to the rear garden.

## FIRST FLOOR LANDING

### MASTER BEDROOM



With two Upvc double glazed windows to the front elevation.

### BEDROOM TWO



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

## BATHROOM/W.C



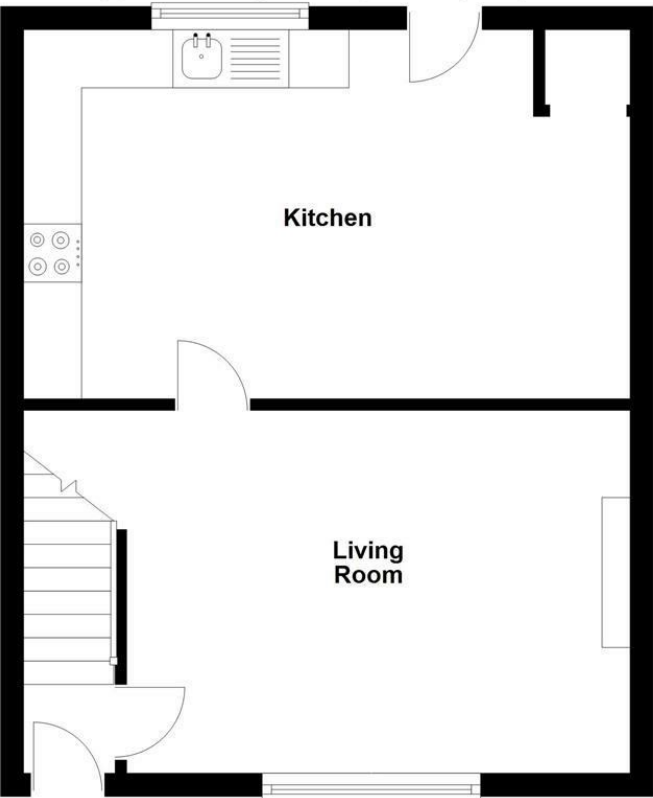
Fitted with a three piece suite comprising: low level w.c, wash hand basin with under storage and a panelled bath with shower over, Upvc double glazed window to the rear elevation, part tiled walls, wooden flooring.

## EXTERNAL

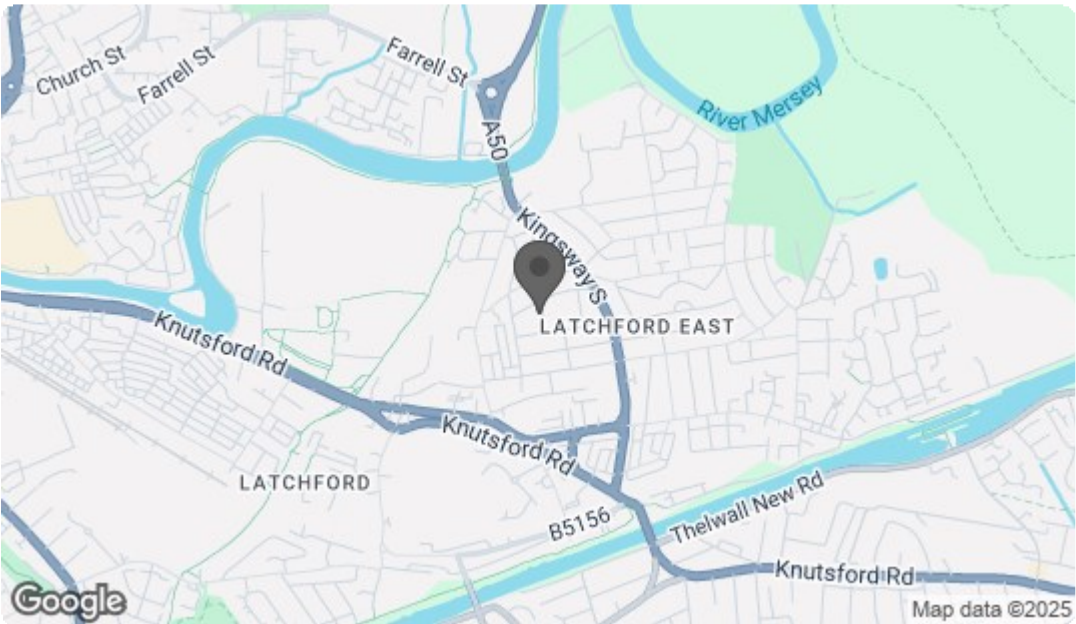
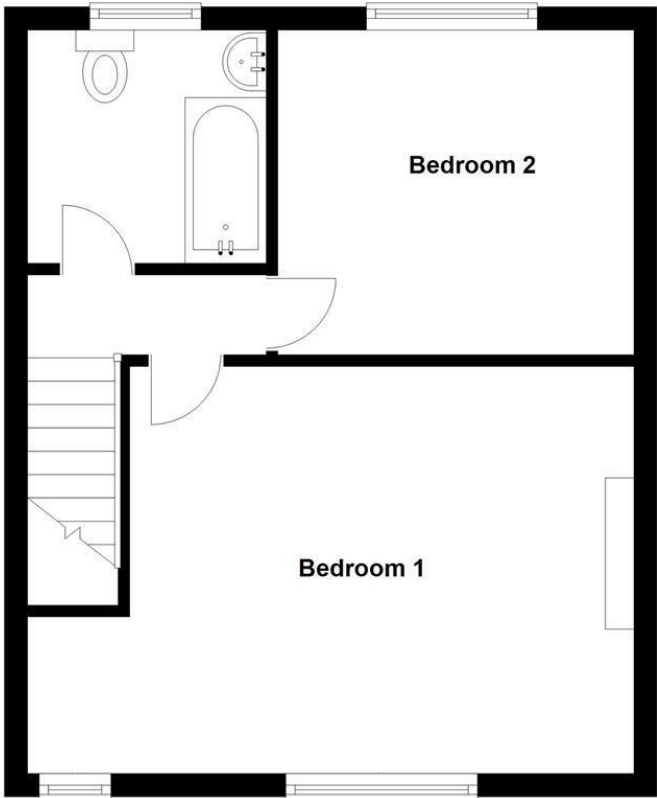


Externally, this property has enclosed gardens to the front and to the rear elevations.

Ground Floor



First Floor



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 65      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |