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## 62 Petersham Drive, Warrington, WA4 5QF

**Offers In Excess Of £530,000**

ATTRACTIVE DETACHED FAMILY HOME, FOUR BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, DINING KITCHEN AND UTILITY ROOM, CONSERVATORY, SOME UPDATING REQUIRED, NO ONWARD CHAIN, EXCELLENT DRIVEWAY PARKING, DOUBLE GARAGE, HIGHLY SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive detached property which offers excellent family accommodation and is situated in a highly sought after location. With Upvc double glazing and gas central heating, the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, family lounge with feature fireplace, conservatory, separate dining room, dining kitchen with built in oven and hob, utility room, first floor landing, master bedroom with ensuite shower room, three further bedrooms and a bathroom/w.c. Externally the property has excellent driveway parking leading to a double garage to the front elevation, the rear garden is enclosed and a good size being mainly laid to lawn with patio area. Viewing highly recommended.



## ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation, storage cupboard, Upvc double glazed window to the front elevation, coved ceiling.

## CLOAKROOM/W.C



Fitted with a low level w.c and corner wash hand basin, tiled walls, Upvc double glazed window to the front elevation.

## FAMILY LOUNGE



Attractive family lounge, box bay with Upvc double glazed windows to the front elevation, feature fireplace with inset "Living Flame" gas fire, wall light points, coved ceiling.

## CONSERVATORY



Upvc double glazed conservatory with French doors leading to the rear garden, ceramic tiled floor.

## DINING ROOM



Separate dining room with a Upvc double glazed window to the rear elevation, coved ceiling.

## DINING KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in electric double oven and gas hob with extractor above, plumbed for a washing machine, space for a dryer, tiled walls, Upvc double glazed window to the rear elevation, access through to the utility room.

## UTILITY ROOM

Fitted with a double base unit incorporating a stainless steel sink unit with mixer tap, exterior door leading to the side elevation, Upvc double glazed window to the front elevation.



## FIRST FLOOR LANDING



Galleried landing with a Upvc double glazed window to the front elevation, storage cupboard.

## MASTER BEDROOM



Good sized master bedroom, walk in box bay to the front elevation with Upvc double glazed windows, fitted mirrored wardrobes, access to the ensuite shower room.

## ENSUITE SHOWER ROOM



Fitted with a low level w.c, corner shower enclosure and "His n Hers" wash hand basins with under storage unit, tiled walls, Upvc double glazed window to the rear elevation.

## BEDROOM TWO



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

## BEDROOM THREE



With a Upvc double glazed window to the rear elevation.

## BEDROOM FOUR

With a Upvc double glazed window to the front elevation.

## BATHROOM/W.C



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level; w.c and panelled bath, tiled walls, Upvc double glazed window to the rear elevation.

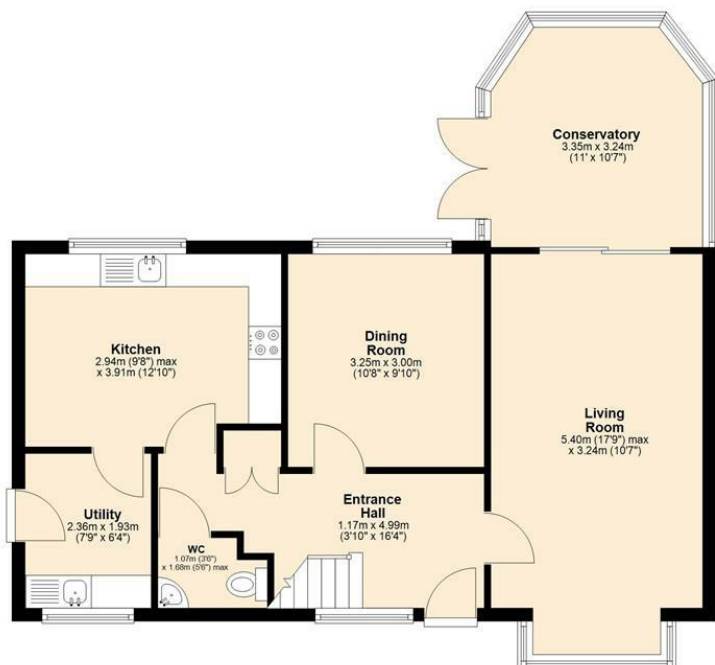
## OUTSIDE



Externally the property has gardens to the front and rear elevations along with excellent driveway parking and double garage.

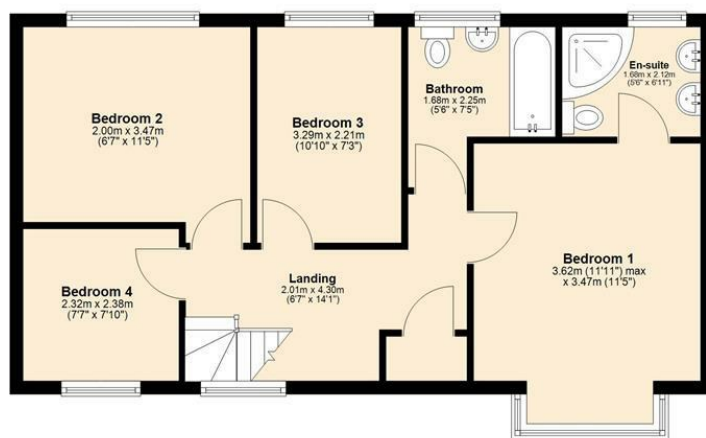
## Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)

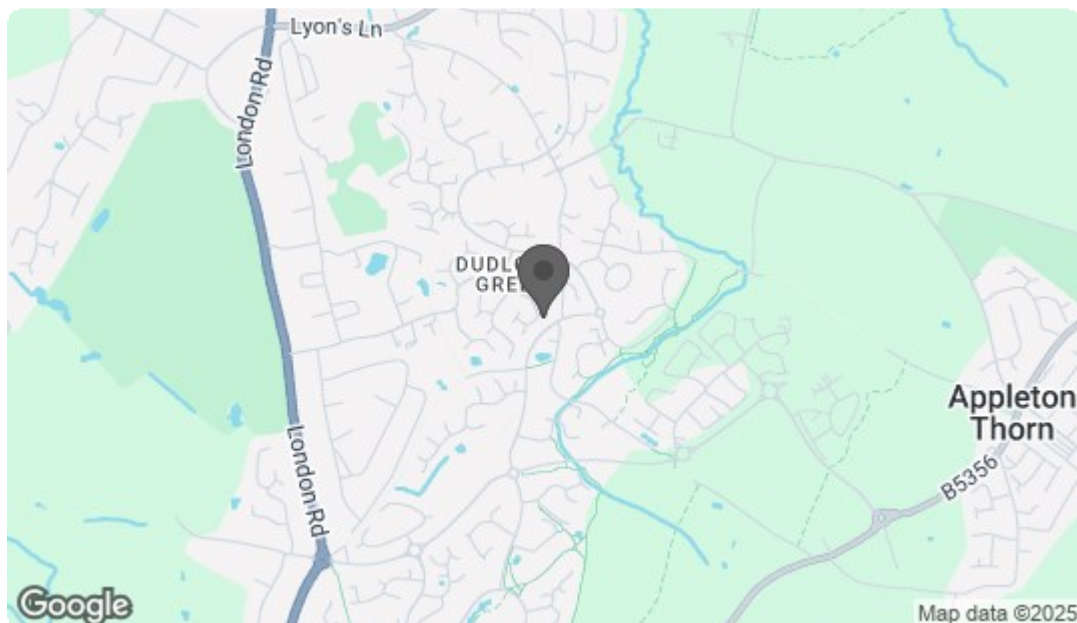


## First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 123.6 sq. metres (1330.8 sq. feet)



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		