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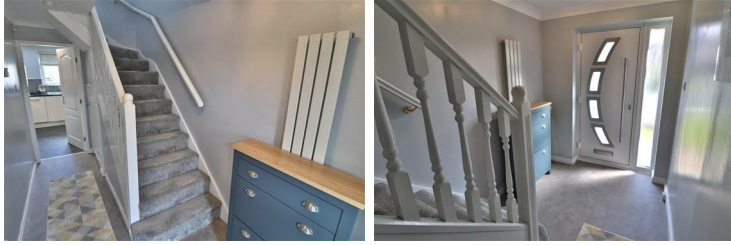
59 Norbreck Close, Warrington, WA5 2SJ

£339,950

STUNNING DETACHED FAMILY HOME, THREE BEDROOMS, OPEN PLAN LOUNGE AND DINING ROOM, CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES, CONSERVATORY, IMPRESSIVE GARDENS, DRIVEWAY PARKING, MASTER BEDROOM WITH ENSUITE SHOWER ROOM, HIGHLY SOUGHT AFTER LOCATION, FREEHOLD TITLE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning detached family home which offers excellent accommodation and is situated in a highly sought after location. Benefiting from Upvc double glazing the accommodation briefly comprises: Entrance hallway, attractive open plan lounge and dining room with feature fireplace, conservatory, contemporary kitchen with integrated appliances, first floor landing, master bedroom with ensuite shower room, two further bedrooms and a bathroom/w.c. Externally the property has impressive gardens perfect for entertaining along with off road driveway parking. Viewing highly recommended.

ENTRANCE HALLWAY



Welcoming entrance hallway with stairs leading to the first floor accommodation, coved ceiling, under stairs storage area, feature vertical radiator.

FAMILY LOUNGE



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

DINING ROOM



With Upvc double glazed French doors leading to the conservatory, coved ceiling.

CONSERVATORY



With Upvc double glazed windows, French doors leading to the rear garden, inset ceiling spot lighting.

KITCHEN



Fitted with a contemporary range of units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven, microwave and gas hob with extractor above, integrated dishwasher and fridge freezer, part tiled walls, plumbed for a washing machine, inset ceiling spot lighting, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



Good sized master bedroom, box bay window to the front elevation with Upvc double glazed windows, inset ceiling spot lighting, access to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a low level w.c, wash hand basin with under storage unit and a walk in shower enclosure, part tiled walls, Upvc double glazed window to the side elevation.

BEDROOM TWO



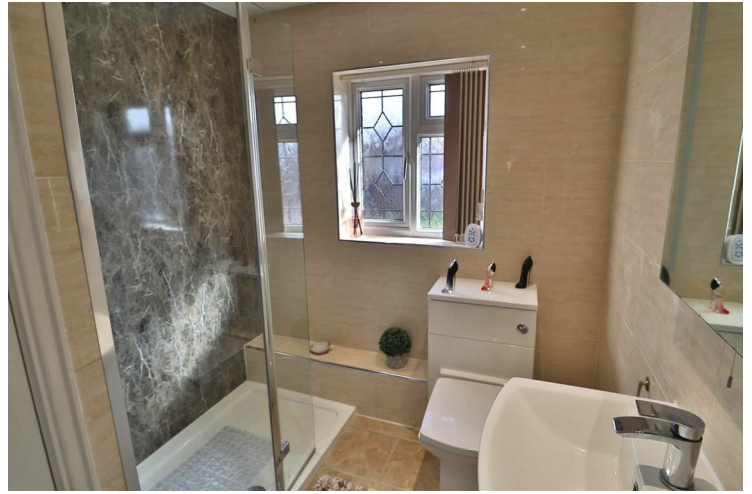
Double bedroom with fitted wardrobes, Upvc double glazed window to the rear elevation.

BEDROOM THREE



With fitted wardrobes, inset ceiling spot lighting, Upvc double glazed window to the rear elevation.

SHOWER ROOM/W.C



Fitted with a low level w.c, wash hand basin and walk in double shower enclosure, tiled walls ceramic tiled for, inset ceiling spot lighting, Upvc double glazed window to the front elevation.

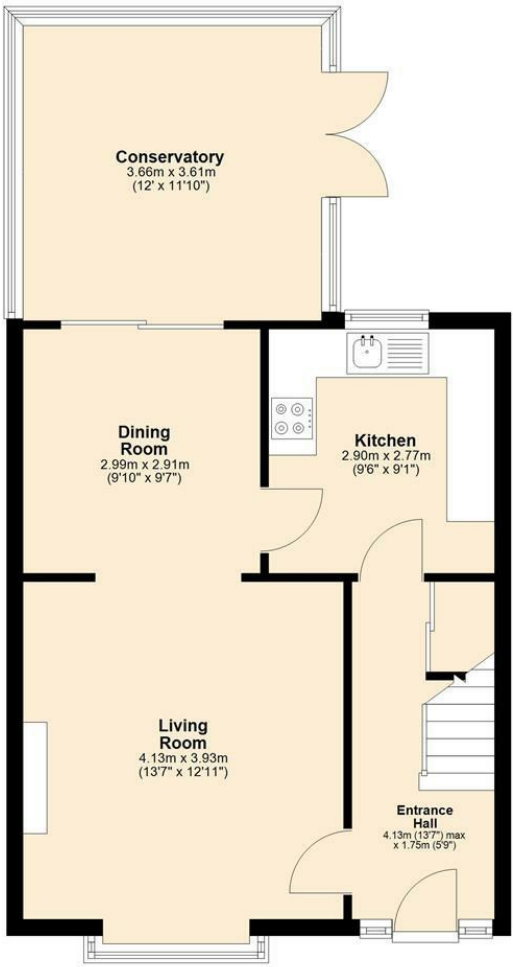
OUTSIDE



Externally the property has impressive gardens perfect for entertaining being mainly laid to lawn with patio area and raised borders along with off road driveway parking.

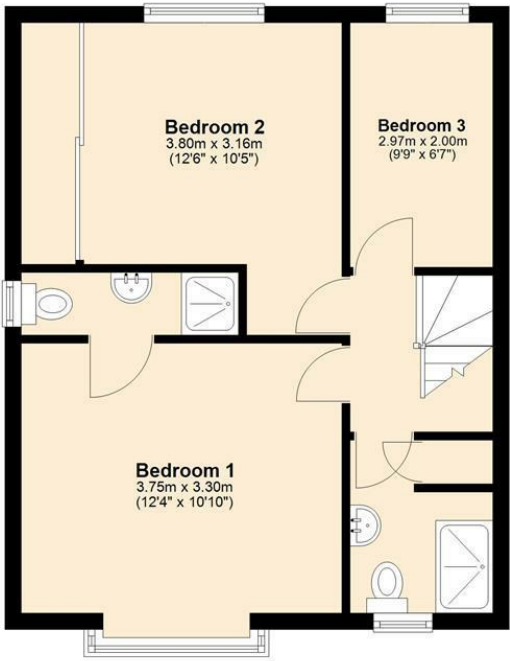
Ground Floor

Approx. 55.3 sq. metres (595.6 sq. feet)

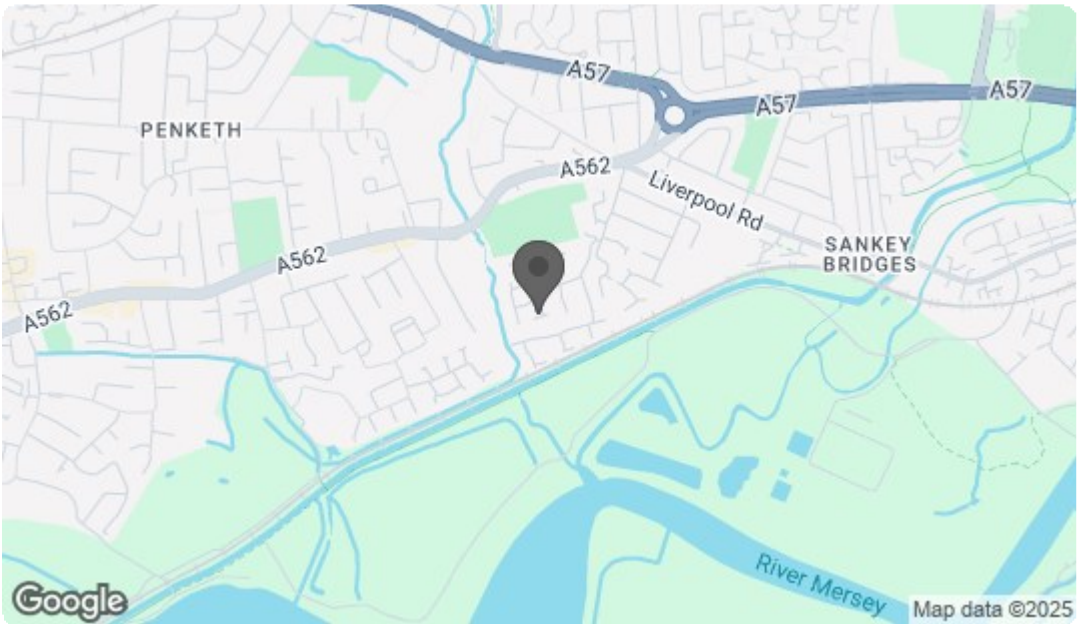


First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 97.5 sq. metres (1048.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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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