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92 Inglewood Close, Warrington, WA3 6UJ

Guide Price £185,000

THREE BEDROOM DETACHED BUNGALOW, NO ONWARD CHAIN, SOUGHT AFTER LOCATION, GOOD SIZED PLOT, DRIVEWAY PARKING, FREEHOLD TITLE.

We are delighted to offer this three bedroom detached bungalow which offers good sized accommodation and is situated in a highly sought after location. The accommodation briefly comprises: Entrance hallway, bay fronted L shaped lounge/dining room, fitted kitchen, family bathroom, and three bedrooms, the master bedroom has French doors leading out to the rear garden. Externally there is driveway parking and front and rear gardens, the rear garden is a generous size and benefits from not being overlooked. "FOR SALE BY "ONLINE AUCTION"

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

ENTRANCE HALLWAY



With built in storage, loft access.

LOUNGE/DINING ROOM



Open plan lounge/dining room with Upvc double glazed windows to the front and rear elevations, feature fireplace with "Living Flame" gas fire, coved ceiling, wall light points.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and gas hob with extractor above, part tiled walls, Upvc double glazed window to the rear elevation, Upvc double glazed exterior door leading to the side elevation.

MASTER BEDROOM



With Upvc double glazed French doors opening to the rear garden, parquet flooring.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, coved ceiling, wood laminate flooring.

BEDROOM THREE



With a Upvc double glazed window to the front elevation, coved ceiling, wood laminate flooring.

BATHROOM/W.C



Fitted with a three piece suit comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over and shower screen, ceramic tiled floor, Upvc double glazed window to the side elevation.

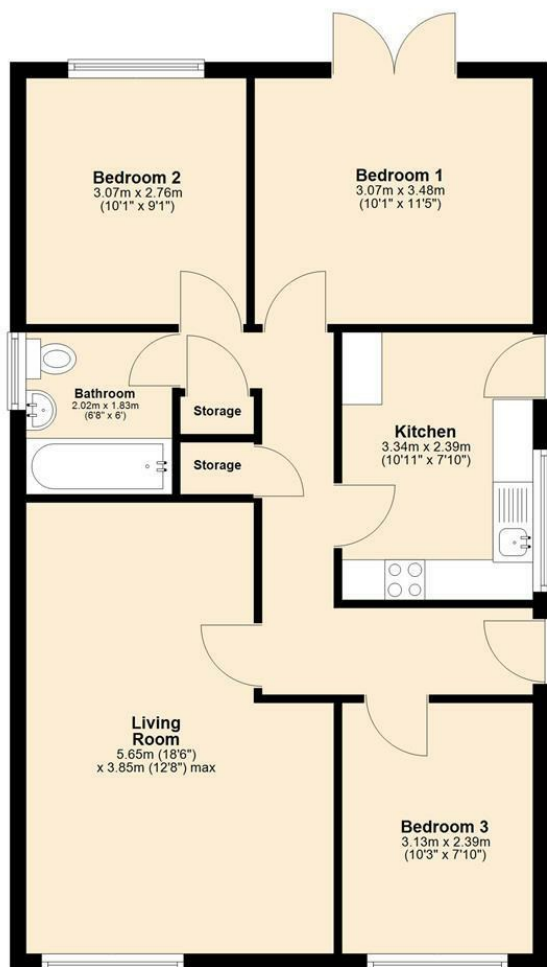
OUTSIDE



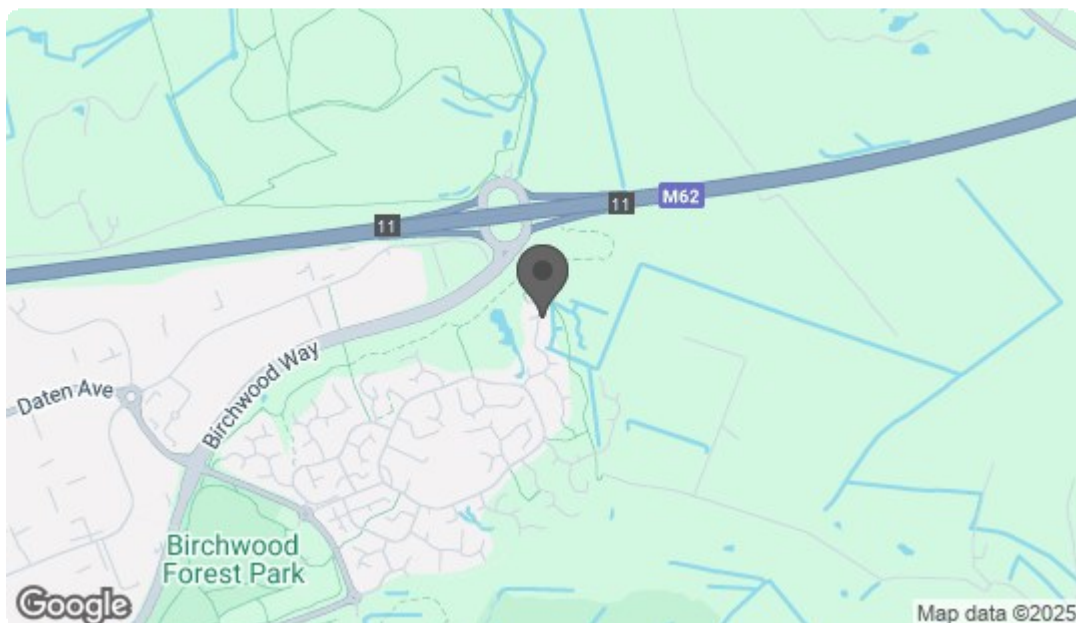
Externally the property has off road driveway parking and good sized gardens to the front and rear elevations, the rear gardens benefits from not being over looked.

Ground Floor

Approx. 69.3 sq. metres (745.8 sq. feet)



Total area: approx. 69.3 sq. metres (745.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales Environmental Impact (CO ₂) Rating EU Directive 2002/91/EC		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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England & Wales EU Directive 2002/91/EC		