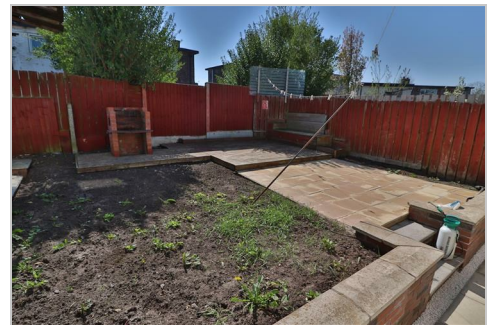


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



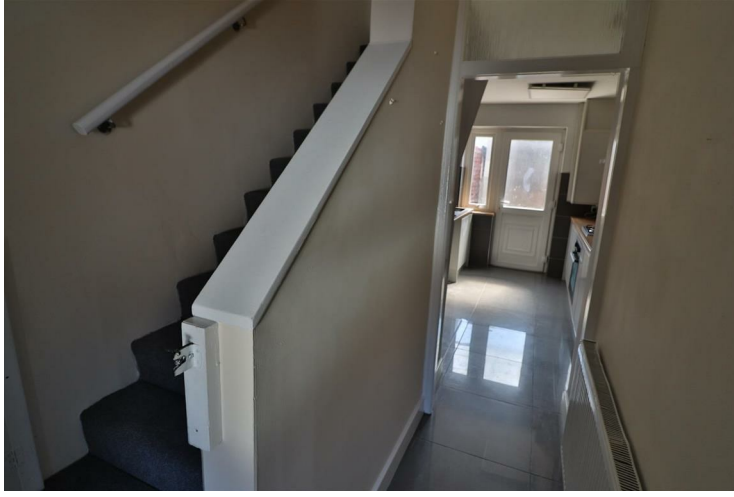
7 Ajax Avenue, Warrington, WA2 9RN

£175,000

FOUR BEDROOMED END TERRACED PROPERTY, EXCELLENT FAMILY ACCOMMODATION, GROUND FLOOR WET ROOM/W.C, OPEN PLAN LOUNGE/DINING ROOM, KITCHEN WITH BUILT IN OVEN AND HOB, FREEHOLD TITLE, NO ONWARD CHAIN, POPULAR LOCATION, GARDEN AREAS TO THE FRONT AND REAR ELEVATIONS, OFF ROAD PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this end terraced property which offers excellent family accommodation and is situated in a popular location with No Onward Chain. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, open plan lounge/dining room, bedroom four with French doors leading to the rear garden, wet room/w.c, kitchen with built in oven and hob, first floor landing, three further bedrooms and a bathroom/w.c. Externally the property has front and rear garden areas and off road parking. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, ceramic tiled floor.

OPEN PLAN LOUNGE/DINING ROOM



Good sized open plan lounge/dining room with a Upvc double glazed window to the front elevation, coved ceiling, ceramic tiled floor to the dining area.

BEDROOM FOUR



With Upvc double glazed French doors leading to the rear garden, Upvc double glazed window to the rear elevation.

WET ROOM/W.C



Fitted with a low level w.c, wall mounted wash hand basin and

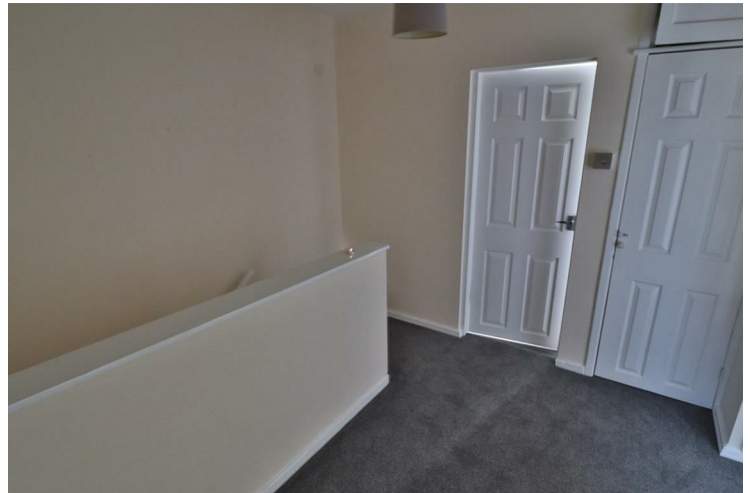
wall mounted shower unit, Upvc double glazed window to the side elevation.

KITCHEN



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

FIRST FLOOR LANDING



With built in storage cupboard.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

BEDROOM TWO



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

BEDROOM THREE



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, tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE



Externally the property has garden areas to the front and rear elevations along with off road parking.

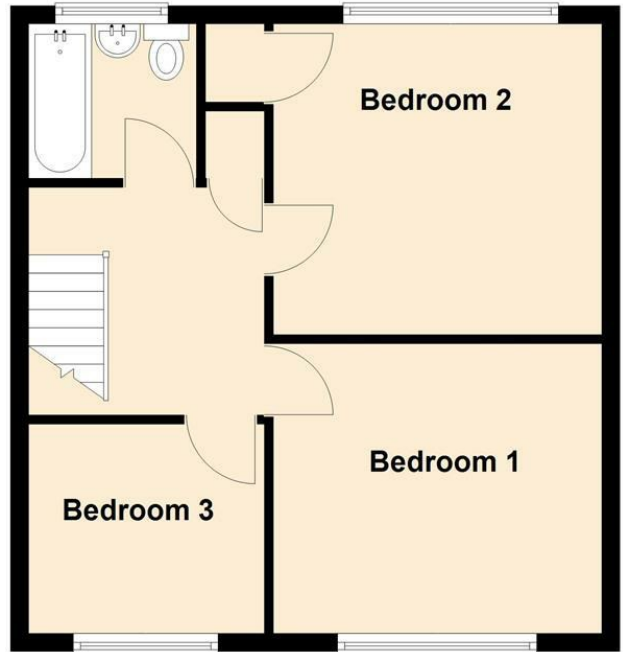
Ground Floor

Approx. 57.7 sq. metres (620.7 sq. feet)

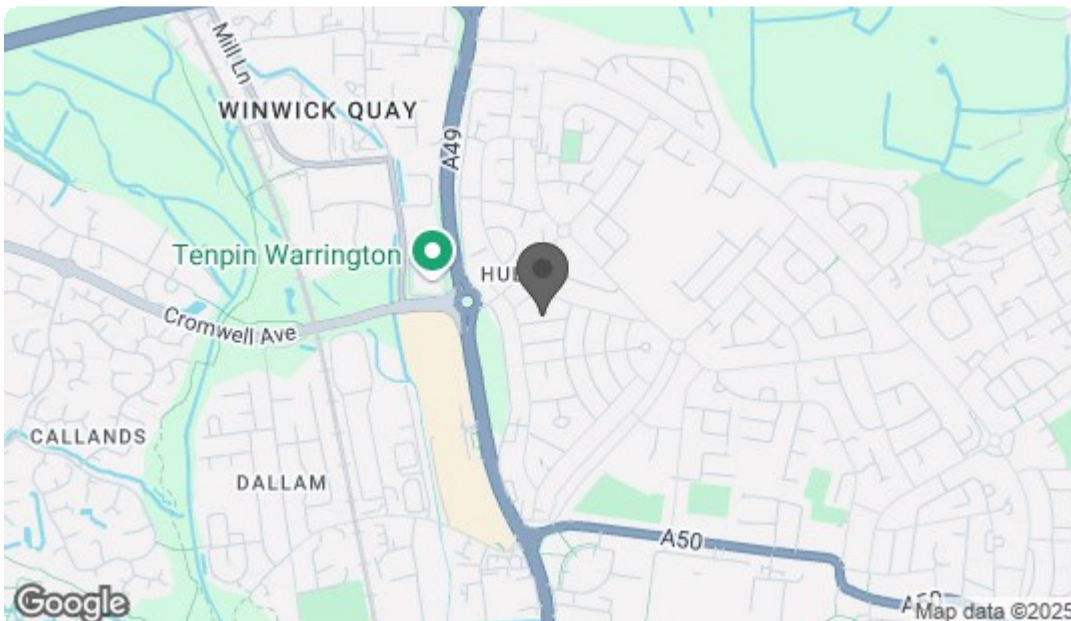


First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 100.1 sq. metres (1077.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		