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## 11 Denver Road, Warrington, WA4 1NE

**Offers In The Region Of £190,000**

TRADITIONAL SEMI DETACHED FAMILY HOME, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, NO ONWARD CHAIN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, WITHIN EASY REACH OF THE VILLAGE CENTRE, FRONT AND REAR GARDENS, DRIVEWAY PARKING, VIEWING RECOMMENDED.

We are delighted to offer for purchase this traditional semi detached property which is situated in a popular location close to the village centre. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, open plan lounge/dining room with French doors leading to the rear garden, kitchen, first floor landing, three bedrooms and a bathroom/w.c.

Externally the property has gardens to the front and rear elevations along with driveway parking. Viewing recommended.



## ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

## OPEN PLAN LOUNGE/DINING ROOM



With a Upvc double glazed window to the front elevation, Upvc double glazed French doors leading out to the rear garden, picture rail,

## KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, Upvc double glazed window to the rear elevation , Upvc double glazed exterior door to the side elevation, part tiled walls.

## FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

## MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, dado rail.

## BEDROOM TWO



Double bedroom With a Upvc double glazed window to rear elevation.

## BEDROOM THREE



With a Upvc double glazed window to the front elevation.

## BATHROOM/W.C

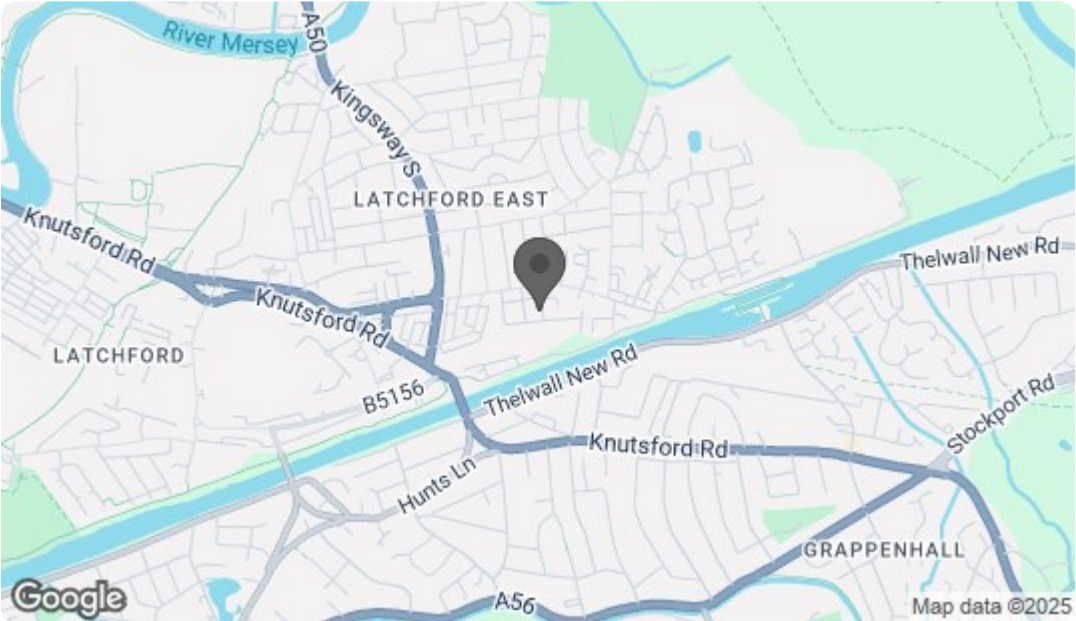


Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over, tiled walls, Upvc double glazed window to the rear elevation.

## OUTSIDE



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



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 <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		
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