

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 76 Pelham Road, Warrington, WA4 2HA

**£360,000**

STUNNING EXTENDED SEMI DETACHED FAMILY HOME, FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM FITTED WITH A BRAND NEW CONTEMPORARY KITCHEN INCLUDING BUILT IN OVEN AND HOB, INTEGRATED FRIDGE FREEZER AND DISHWASHER, COMPLETELY REFURBISHED TO A HIGH STANDARD, THREE BEDROOMS, HIGHLY SOUGHT AFTER LOCATION, CLOAKROOM/W.C, UTILITY ROOM, DRIVEWAY PARKING, FRONT AND REAR GARDENS, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning extended semi detached family home which has been refurbished to a high standard and offers excellent accommodation. Situated in a highly sought after location and with the benefit of no onward chain the accommodation briefly comprises: Entrance hallway, bay fronted lounge, fabulous open plan kitchen/dining/family room fitted with a brand new contemporary kitchen with integrated kitchen appliances, island with breakfast bar and bi folding doors opening to the rear garden, cloakroom/w.c, utility room, first floor landing, three good sized bedrooms and a family bathroom. Externally the property has attractive gardens and off road driveway parking. Viewing highly recommended.

### ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, inset ceiling spot lighting.

### FAMILY LOUNGE



Good sized family lounge with a bay Upvc double glazed window to the front elevation.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM



Fabulous open plan kitchen/dining/family room, fitted with a contemporary range of wall and base units including a central island and breakfast bar, inset sink with mixer tap, built in stainless steel electric oven and halogen hob with extractor above, integrated dishwasher and fridge freezer, inset spot lighting, bi folding doors opening to the rear garden, feature vertical radiators, three skylight windows.

### VESTIBULE

Giving access to the utility room and cloakroom/w.c, side exterior door.

### CLOAKROOM/W.C

Fitted with a low level w.c and wash hand basin with under storage unit and mixer tap, Upvc double glazed window to the rear elevation.

### UTILITY ROOM

Plumbed for a washing machine, base units, Upvc double glazed window to the front elevation.

### FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation.

### MASTER BEDROOM



With a bay Upvc double glazed window to the front elevation.

### BEDROOM TWO



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

### BEDROOM THREE



Good sized third bedroom with a Upvc double glazed window to the rear elevation.

### BATHROOM/W.C



Fitted with a low level w.c, wash hand basin with mixer tap and under storage unit, panelled bath with shower over and glass shower screen, ceramic tiled floor and tiled walls, heated chrome towel radiator, Upvc double glazed window to front elevation.

### OUTSIDE

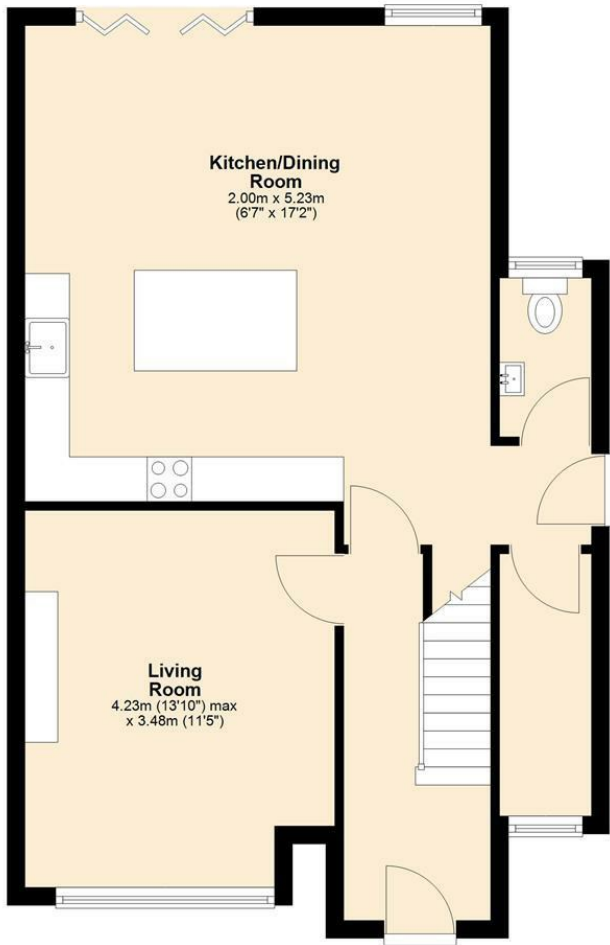


Externally the front of the property offers excellent off road parking with raised planters. There is an attractive rear garden mainly laid to lawn.



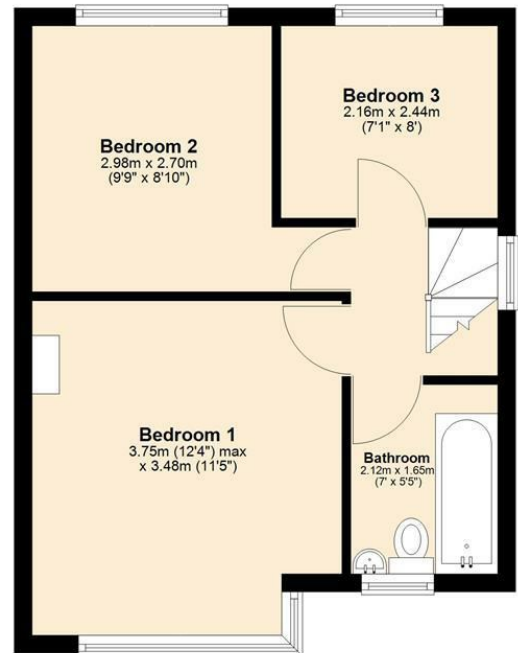
## Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)

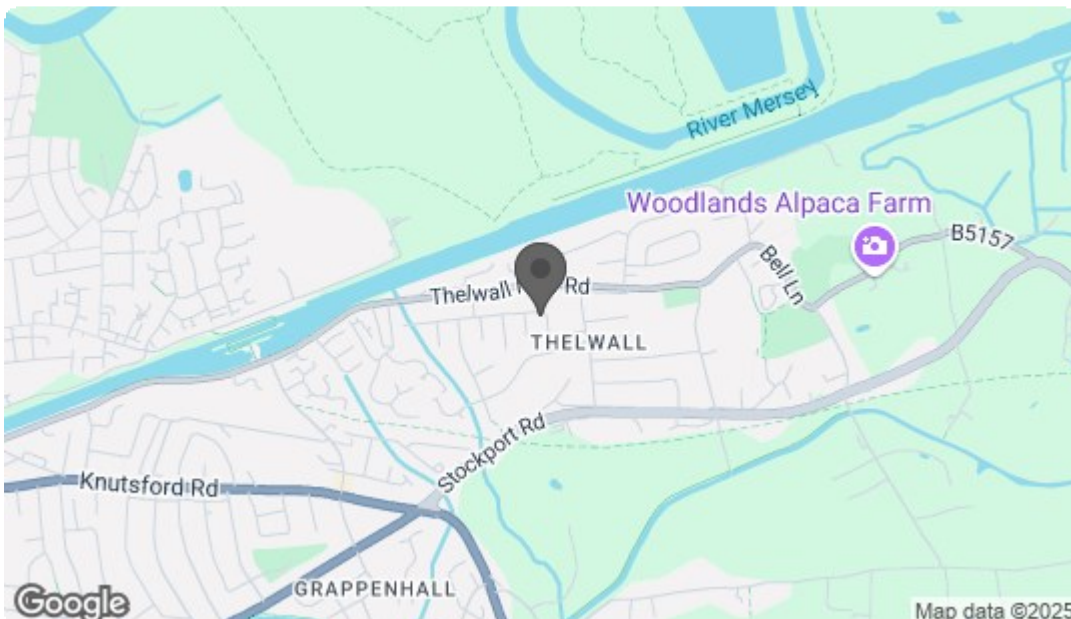


## First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 91.5 sq. metres (985.4 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                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| 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   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |