

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



62 Mottram Close, Warrington, WA4 2XU

Offers In Excess Of £360,000

DETACHED FAMILY HOME, FOUR BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, STUDY, CONSERVATORY, ENSUITE TO MASTER BEDROOM, SOME UPDATING REQUIRED, FRONT AND REAR GARDENS, DRIVEWAY PARKING, SINGLE GARAGE, POPULAR LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this detached property which is situated in a popular location and offers excellent family accommodation. In need of some updating the accommodation comprises: Entrance porch, entrance hallway, cloakroom/w.c, open plan lounge/dining room, study, conservatory, kitchen, first floor landing, master bedroom with ensuite shower room, three further bedrooms and a bathroom/w.c. Externally the property has front and rear gardens, driveway parking and an integral single garage. Viewing highly recommended.

ENTRANCE PORCH



Accessed via a Upvc double glazed front door, Upvc double glazed windows, ceramic tiled floor.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

CLOAKROOM/W.C



Fitted with a low level w.c and pedestal wash hand basin with tiled splash back, Upvc double glazed window to the front elevation.

OPEN PLAN LOUNGE/DINING ROOM



Open plan lounge/dining room with French doors leading to the conservatory, feature fireplace with "Living Flame" gas fire, coved ceiling, Upvc double glazed window to the front elevation, archway leading to the study and under stairs storage area.

STUDY



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

CONSERVATORY



Upvc double glazed conservatory with French doors leading to the rear garden, access door to the kitchen.

KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in double oven and gas hob with extractor above, plumbed for a dishwasher and washing machine, part tiled walls, Upvc double glazed window to the rear elevation, access door leading to the conservatory.

FIRST FLOOR LANDING

Loft access.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation, coved ceiling, access door to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a low level w.c, pedestal wash hand basin and corner shower enclosure, part tiled walls, Upvc double glazed window to the front elevation.

BEDROOM TWO



With a Upvc double glazed window to the rear elevation.

BEDROOM THREE



L shaped with dual aspect Upvc double glazed windows, coved ceiling.

BEDROOM FOUR



With a Upvc double glazed window to the rear elevation.

BATHROOM/W.C



Fitted with a low level w.c, wall mounted wash hand basin with mixer tap and panelled bath, tiled walls, Upvc double glazed window to the rear elevation.

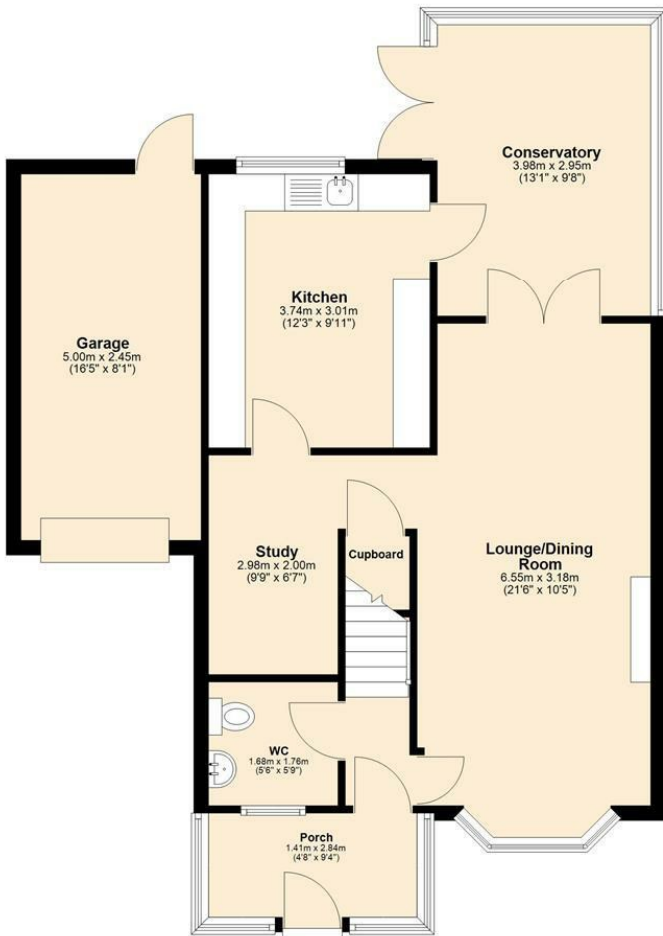
OUTSIDE



Externally the property has garden areas to the front and rear elevations, driveway parking and an integral single garage with up and over door and rear door access.

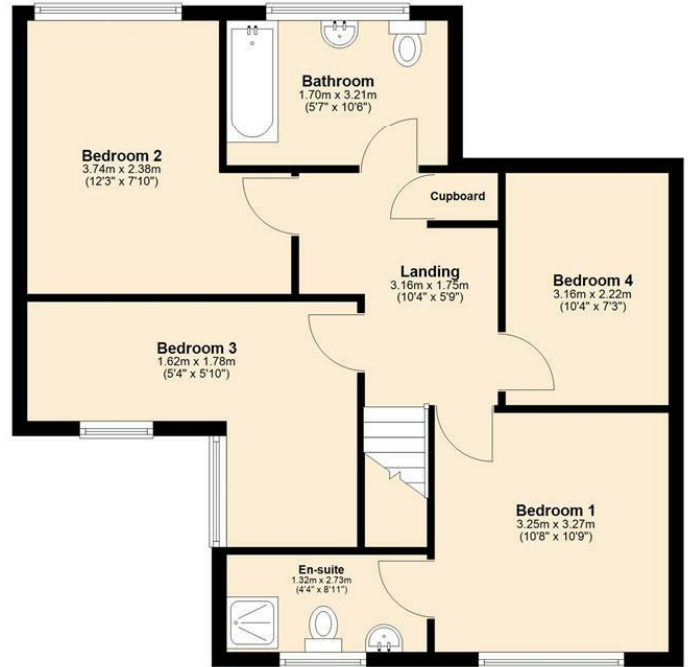
Ground Floor

Approx. 75.1 sq. metres (808.7 sq. feet)

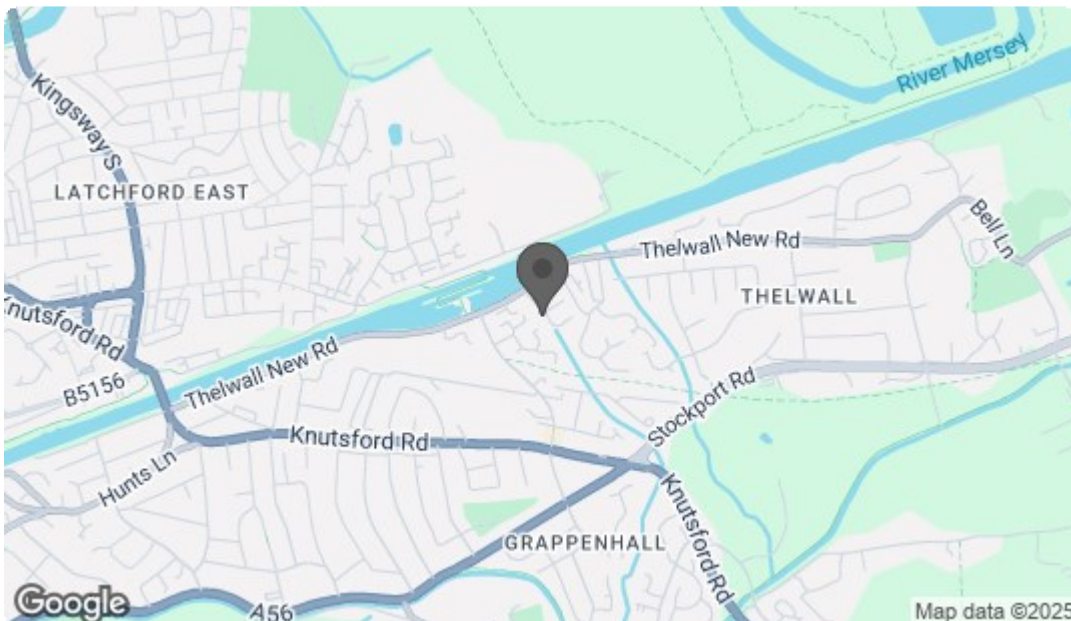


First Floor

Approx. 59.1 sq. metres (636.4 sq. feet)



Total area: approx. 134.3 sq. metres (1445.1 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		
(1-20) G		
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England & Wales		EU Directive 2002/91/EC