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26 Charlton Street, Warrington, WA4 1LX

£159,950

ATTRACTIVE MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, PRETTY REAR COURTYARD, SOUGHT AFTER LOCATION, CLOSE TO VILLAGE CENTRE, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid terraced property which is situated in a sought after location close to the village centre. Offering well maintained accommodation, the accommodation briefly comprises: Lounge with feature fireplace, separate dining room, kitchen, first floor landing, two double bedrooms and a bathroom/w.c. Externally the property has a pretty enclosed rear courtyard area with raised beds and rear gate access. Ideal first time buy. Viewing highly recommended.

LOUNGE



With a Upvc double glazed window to the front elevation, feature fireplace, coved ceiling.

DINING ROOM



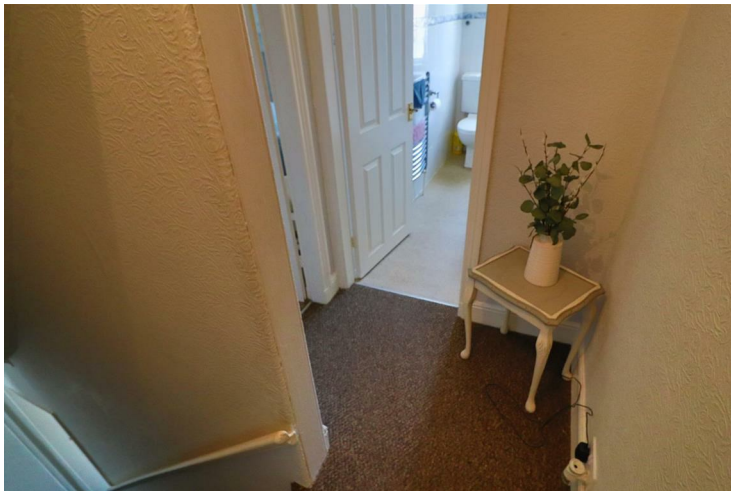
Separate dining room with a Upvc double glazed window to the rear elevation, coved ceiling, under stairs storage cupboard.

KITCHEN



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

FIRST FLOOR LANDING



With loft access.

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, built in storage cupboard.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear 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, heated chrome towel radiator.

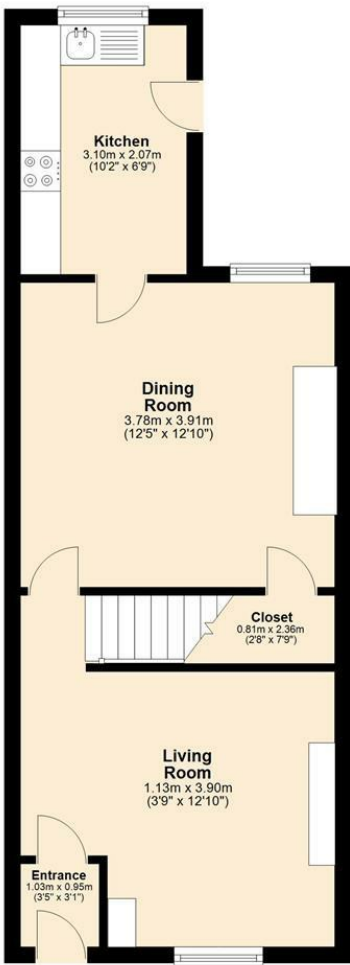
OUTSIDE



Externally the property has an enclosed rear court yard with raised beds, gravelled seating area, brick out building and rear gate access.

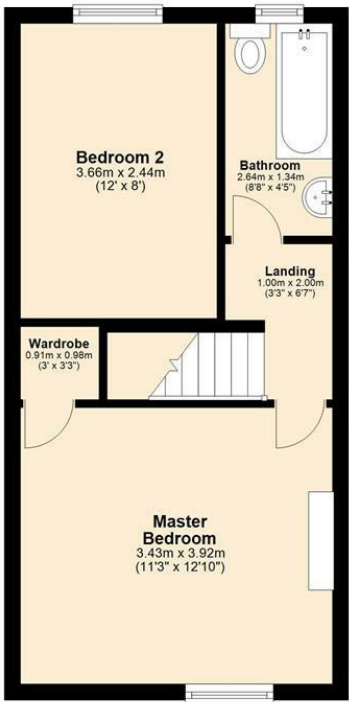
Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)

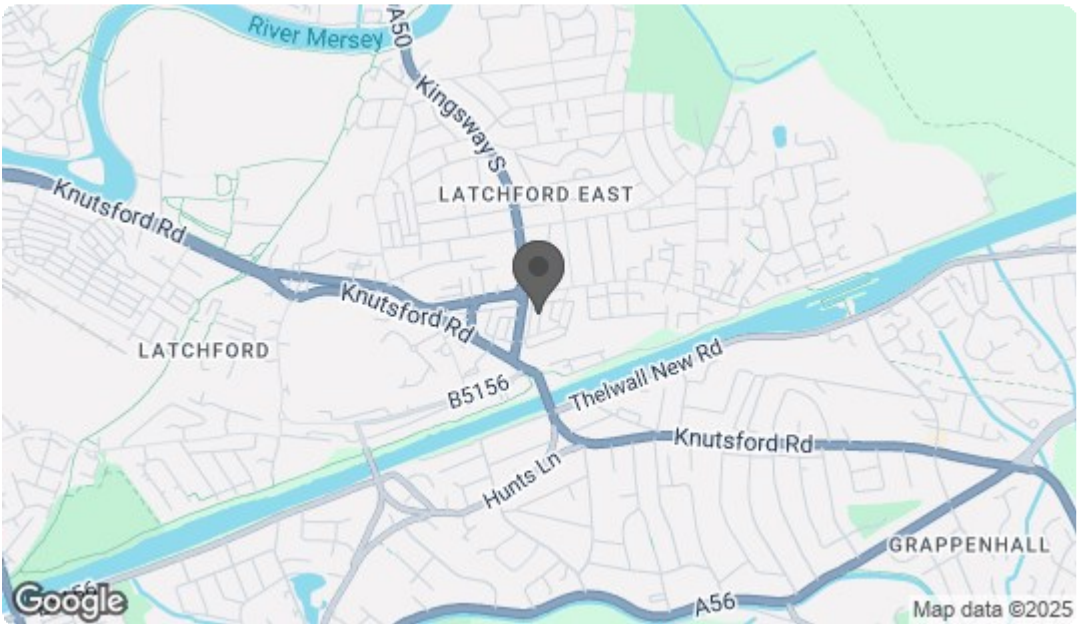


First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 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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