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## 133 Slater Street, Warrington, WA4 1DW

### Offers In Excess Of £175,000

SEMI DETACHED HOUSE, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, KITCHEN WITH BUILT IN OVEN AND HOB, UPVC DOUBLE GLAZING, DOWNSTAIRS CLOAKROOM/W.C DRIVEWAY PARKING, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this semi detached family home which is situated in a sought after location and benefits from "No Onward Chain". With Upvc double glazing, the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, lounge with feature fireplace, open plan dining room, fitted kitchen with built in oven and hob, 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 highly recommended.



## ENTRANCE HALLWAY



With stairs leading to

## CLOAKROOM/W.C

Fitted with a low level w.c, Upvc double glazed window to the side elevation.

## LOUNGE



Open plan to the dining room with a Upvc double glazed window to the front elevation, feature fireplace.

## DINING ROOM



Open plan to the lounge, Upvc double glazed window to the rear elevation.

## KITCHEN



Fitted with a range of wall and base units with granite worktops incorporating a Belfast sink with mixer tap, built in stainless steel electric oven and gas hob with extractor above, tiled walls, ceramic tiled floor, dual aspect Upvc double glazed windows to the front and side elevations, exterior door leading to the rear garden, inset ceiling spot lighting, plumbed for a washing machine.

## FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

## MASTER BEDROOM



With a Upvc double glazed window to the front elevation, picture rail, wall light point.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, picture rail, wall light point.



### BEDROOM THREE



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

### BATHROOM/W.C

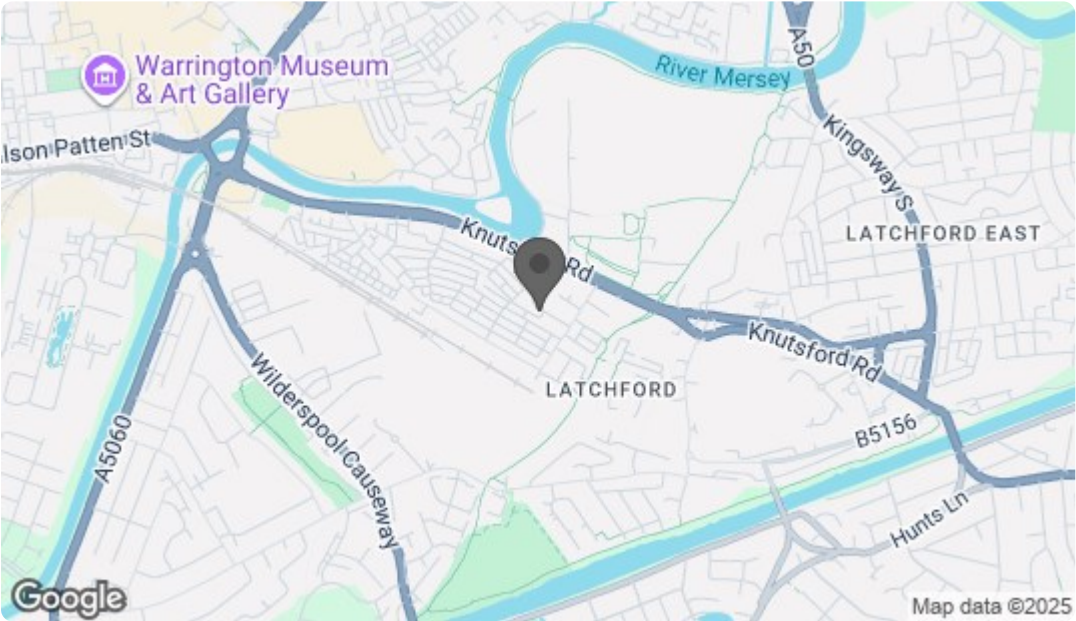


Fitted with a three piece suite comprising: Wash hand basin with mixer tap, low level w.c and panelled bath with mixer tap, tiled walls, inset ceiling spot lighting, Upvc double glazed window to the side elevation.

### OUTSIDE



Externally the property has garden areas to the front and rear along with driveway 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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England & Wales		EU Directive 2002/91/EC