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7 Sedgewick Crescent, Warrington, WA5 4PP

Offers In The Region Of £189,950

SEMI DETACHED FAMILY HOME, THREE BEDROOMS, REQUIRES MODERNISATION, EXCELLENT PLOT, DRIVEWAY PARKING TO A DOUBLE GARAGE, NO ONWARD CHAIN, SOUGHT AFTER LOCATION, IDEAL FIRST TIME BUY, VIEWING RECOMMENDED.

We are delighted to offer for purchase this semi detached family home which is located in a sought after location within Burtonwood Village. Within easy reach of local amenities and with the benefit of "No Onward Chain" the accommodation briefly comprises: Entrance hallway, open plan lounge/dining room, fitted kitchen with built in oven and hob, first floor landing, three good sized bedrooms and a shower room/w.c. Externally the property is situated on an excellent sized plot with off road driveway parking leading to a double garage. Ideal first time buy. Viewing recommended.

ENTRANCE HALLWAY



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

FIRST FLOOR LANDING



With loft access.

OPEN PLAN LOUNGE AND DINING ROOM



Good sized open plan living space with a double glazed window to the rear elevation, inset "Living Flame" gas fire, wall light points.

MASTER BEDROOM



With a double glazed window to the rear elevation.

KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in double electric oven and gas hob, integrated fridge/freezer, part tiled walls, plumbed for a washing machine, double glazed window to the front elevation, Upvc double glazed exterior door leading to the side elevation.

BEDROOM TWO



With a double glazed window to the front elevation.

BEDROOM THREE



Good sized third bedroom.

SHOWER ROOM/W.C

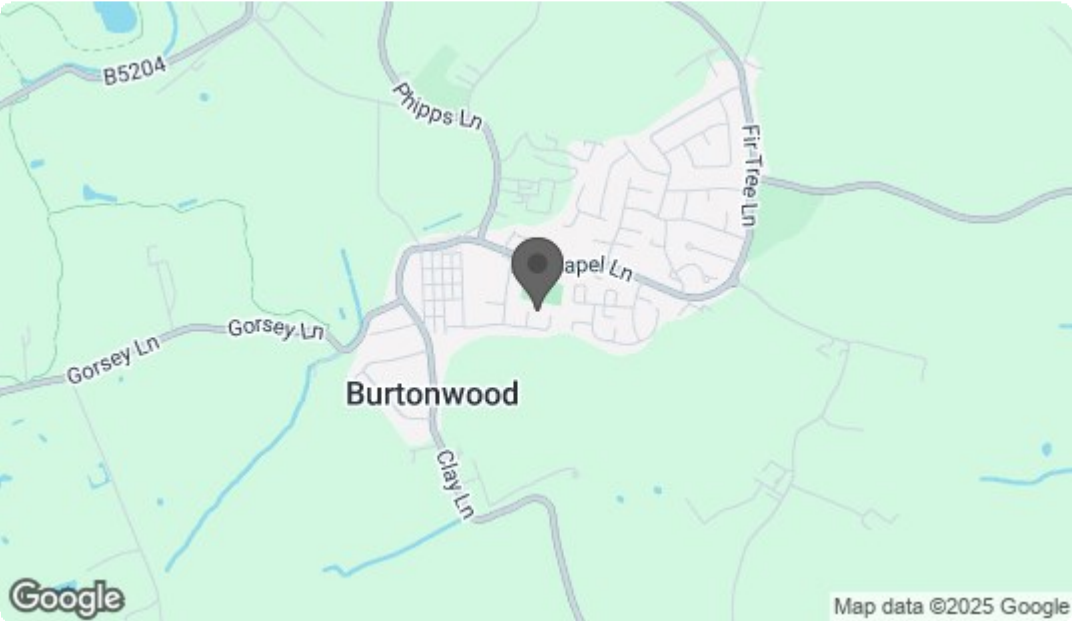


Fitted with a low level w.c, wash hand basin with mixer tap and understorage unit, corner shower enclosure, tiled walls, double glazed window to the rear elevation.

OUTSIDE



Externally the property is situated on an excellent plot with off road driveway parking leading to a double garage.



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		
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