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29 Blackley Close, Warrington, WA4 1JA

Offers In Excess Of £275,000

FABULOUS DETACHED PROPERTY, THREE BEDROOMS, HIGHLY SOUGHT AFTER CUL DE SAC LOCATION, FREEHOLD TITLE, BAY FRONTED FAMILY LOUNGE, CONTEMPORARY HIGH GLOSS OPEN PLAN DINING KITCHEN, MODERN BATHROOM, GOOD SIZE GARDENS FRONT & REAR, DRIVEWAY PARKING FOR TWO CARS, VIEWING HIGHLY RECOMMENDED!

We are delighted to offer for purchase this fabulous detached family home which is presented to a high standard throughout and benefits from a contemporary fitted kitchen and bathroom/w.c. Situated in a highly sought after location the accommodation briefly comprises: Entrance hallway, family lounge, impressive open plan dining kitchen with a range of high gloss units in white along with built in stainless steel electric oven, gas hob and extractor, patio doors from the dining area to the rear garden, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations along with off road driveway parking. FREEHOLD TITLE. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

LOUNGE

15'5" x 12'8" (4.70m x 3.87m)



Attractive family lounge with a Upvc double glazed box bay window to the front elevation, coved ceiling, under stairs storage cupboard.

DINING KITCHEN

8'11" x 15'11" (2.71m x 4.86m)



Impressive open plan dining kitchen with a contemporary range of high gloss wall and base units in white incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, plumbed for a washing machine, Upvc double glazed window to the rear elevation, sliding double glazed patio doors leading from the dining area to the rear garden.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM

13'2" x 8'6" (4.02m x 2.59m)



Good sized master bedroom with dual aspect Upvc double glazed windows.

BEDROOM TWO

9'1" x 9'4" (2.76m x 2.84m)



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

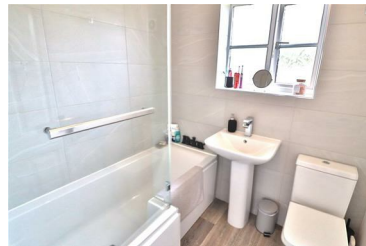
BEDROOM THREE

9'4" x 7'1" (2.84m x 2.17m)



With a Upvc double glazed window to the front elevation, storage cupboard.

BATHROOM/W.C



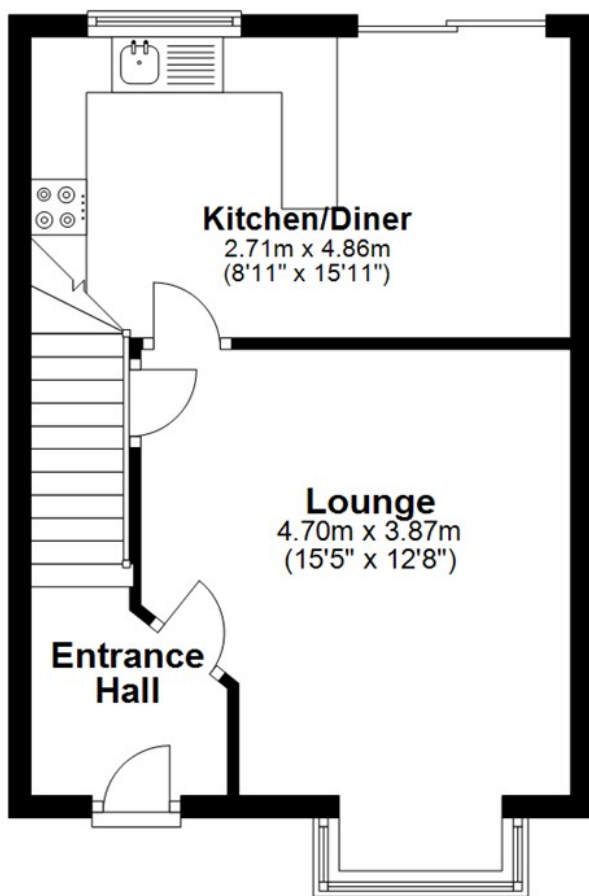
Fitted with a white bathroom suite comprising shaped panel bath with shower and glass screen, pedestal wash hand basin with mixer tap and low level w.c, tiled walls, extractor unit, Upvc double glazed window to the rear elevation.

OUTSIDE

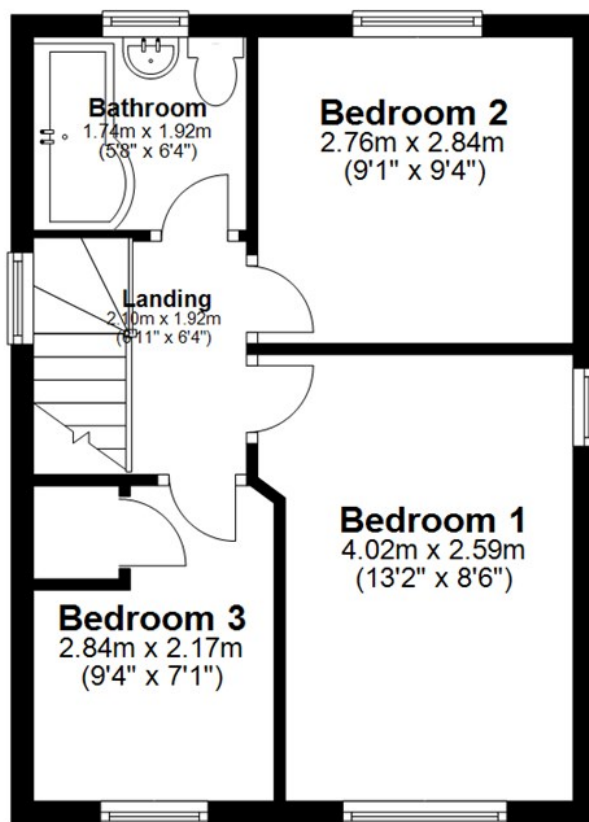


Externally the property has good sized gardens to the front and rear elevations mainly laid to lawn with patio area. Off road parking is provided by a driveway which leads to the side of the property. The property has a charging point for electric vehicle.

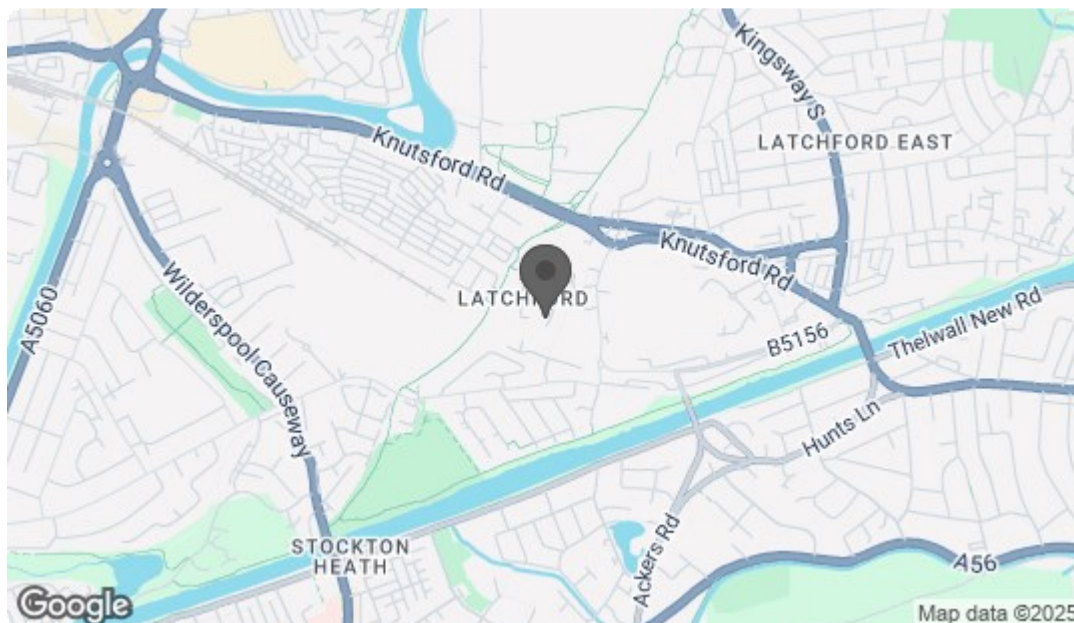
Ground Floor
Approx. 33.7 sq. metres (362.6 sq. feet)



First Floor
Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 67.1 sq. metres (722.4 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		
England & Wales <small>EU Directive 2002/91/EC</small>		
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		