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408 Knutsford Road, Warrington, WA4 1DU

£239,950

SEMI DETACHED HOUSE, THREE BEDROOMS, IMPRESSIVE OPEN PLAN LOUNGE AND DINING ROOM, KITCHEN WITH BUILT IN OVEN AND HOB, GOOD SIZED PLOT, GARAGE TO THE REAR, UPVC DOUBLE GLAZING, CONVENIENT LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive semi detached property which is situated in a sought after location close to local amenities and within easy reach of Warrington town centre. Benefiting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, open plan lounge and dining room with French doors leading to the rear garden, fitted kitchen with built in oven and hob, first floor landing, three bedrooms and a bathroom/w.c. Externally the property is situated on an excellent plot and benefits from a garage to the rear elevation. Viewing highly recommended.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, Upvc double glazed windows to the side and rear elevations, wood laminate flooring.

OPEN PLAN LOUNGE/DINING ROOM



Impressive open plan lounge/dining room with a Upvc double glazed window to the rear elevation, Upvc double glazed French doors leading out to the rear garden, wood laminate flooring, inset ceiling spot lighting, feature wall panelling.

KITCHEN



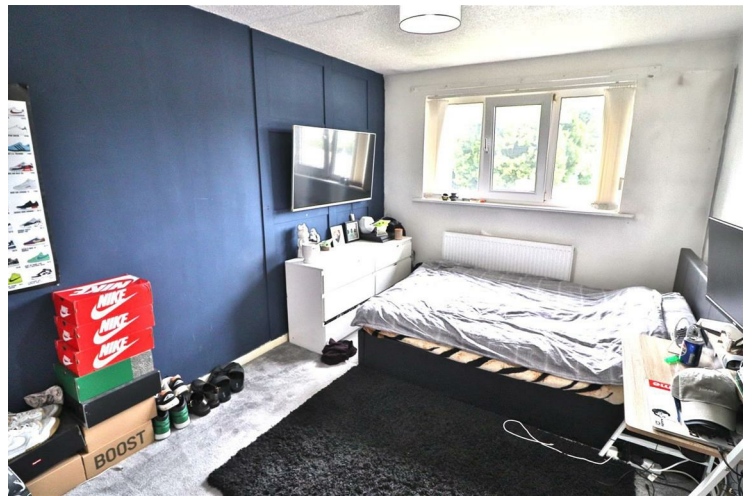
Fitted with a range of high gloss wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric double oven and microwave, gas hob with extractor above, plumbed for a washing machine, part tiled walls, inset ceiling spot lighting, ceramic tiled floor, Upvc double glazed window to the rear elevation, exterior door leading to the side elevation, under stairs storage area.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



Good sized master bedroom with dual aspect Upvc double glazed windows to the front and side elevations.

BEDROOM TWO



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

BEDROOM THREE



With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



Fitted with a low level w.c, wash hand basin with built in under unit, panelled bath with mixer shower attachment, tiled walls, heated towel radiator, ceramic tiled floor, Upvc double glazed window to the rear elevation.

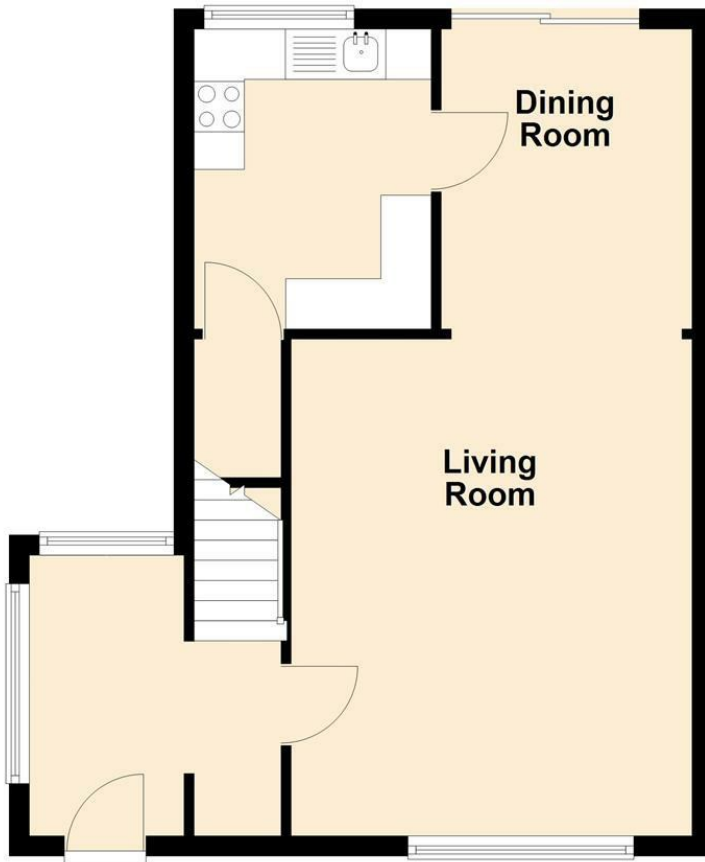
OUTSIDE



Externally the property is situated on a good sized plot and benefits from a single garage to the rear elevation.

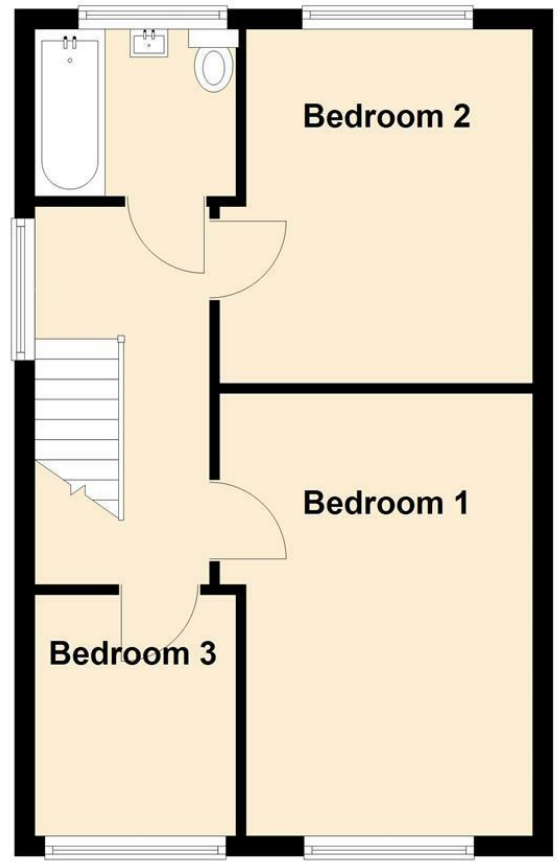
Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)

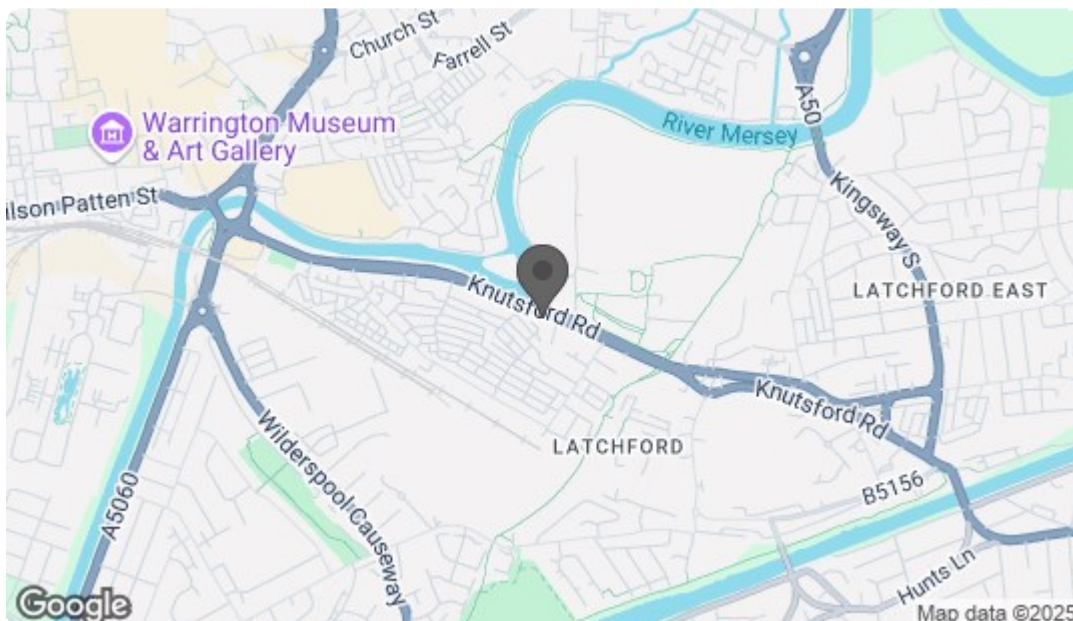


First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		