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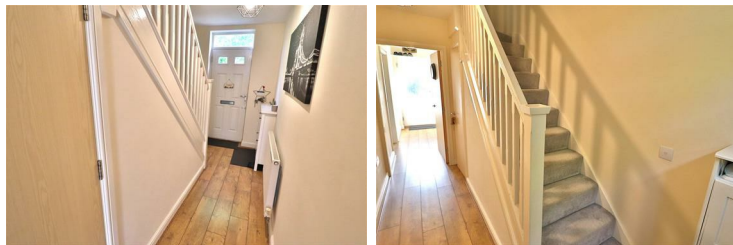
7 Powder Mill Road, Warrington, WA4 1GB

£259,950

FABULOUS THREE STOREY MID TOWN HOUSE, VERSATILE ACCOMMODATION, THREE BEDROOMS, DOWNSTAIRS SHOWER ROOM/W.C, INTEGRAL SINGLE GARAGE, ENSUITE SHOWER ROOM TO MASTER BEDROOM, UPVC DOUBLE GLAZING, NEW BOILER RECENTLY INSTALLED, NEW CARPETS, SOUGHT AFTER LOCATION, VIEWING RECOMMENDED.

We are delighted to offer for purchase this three storey mid town house which is situated in a sought after location and offers excellent living accommodation. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, bedroom three, shower room/w.c, first floor landing, L shaped lounge/dining room, open plan fitted kitchen with built in oven and hob, second floor landing, master bedroom with ensuite shower room, bedroom two and a family bathroom. Externally the property has off road driveway parking to the front elevation which leads to an integral single garage as well as a rear garden mainly laid to lawn. Viewing highly recommended.

ENTRANCE HALLWAY

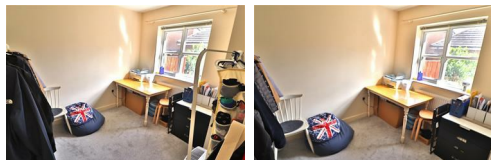


With stairs leading to the first floor accommodation, wood laminate flooring.

REAR VESTIBULE

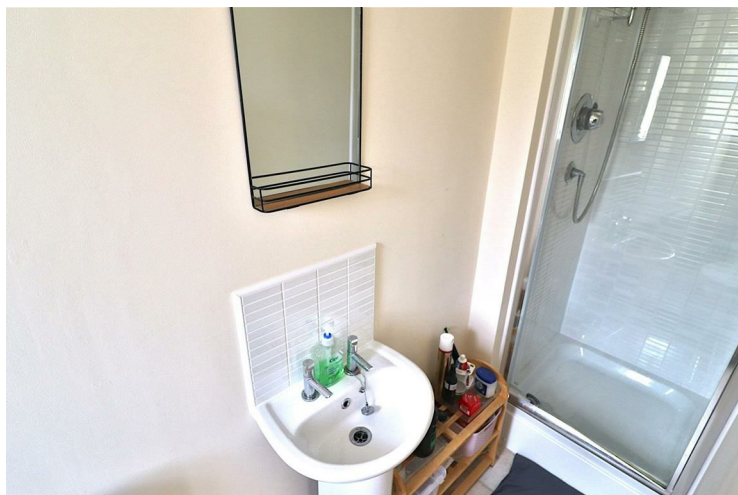
With a double glazed exterior door leading to the rear garden.

BEDROOM THREE



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

SHOWER ROOM/W.C



Fitted with a low level w.c, wash hand basin and shower enclosure, part tiled walls, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING



With stairs leading to the second floor accommodation, Upvc double glazed window to the front elevation.

L SHAPED LOUNGE/DINING ROOM



Impressive L shaped lounge/dining room with two Upvc double glazed windows to the rear elevation, open plan to the kitchen.

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 stainless steel electric oven and gas hob with extractor above, plumbed for a washing machine. part tiled walls, wood laminate flooring, inset ceiling spot lighting, Upvc double glazed window to the front elevation.

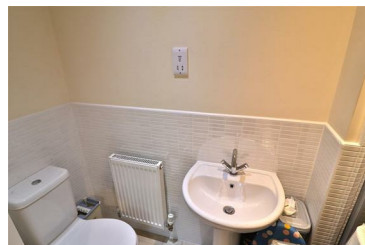
2ND FLOOR LANDING

MASTER BEDROOM



With two Upvc double glazed windows to the front elevation, access door leading to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a low level w.c, pedestal wash hand basin and shower enclosure, part tiled walls, extractor unit.

BEDROOM TWO



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

BATHROOM/W.C



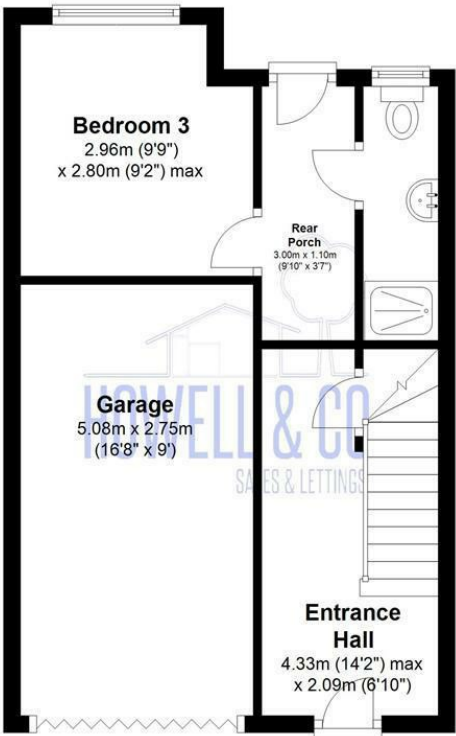
Fitted with three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE

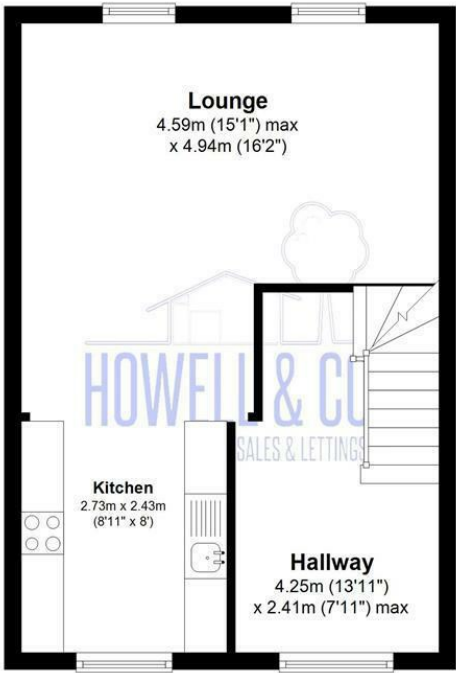


Externally the property has off road driveway parking leading to an integral single garage along with a rear garden which is mainly laid to lawn.

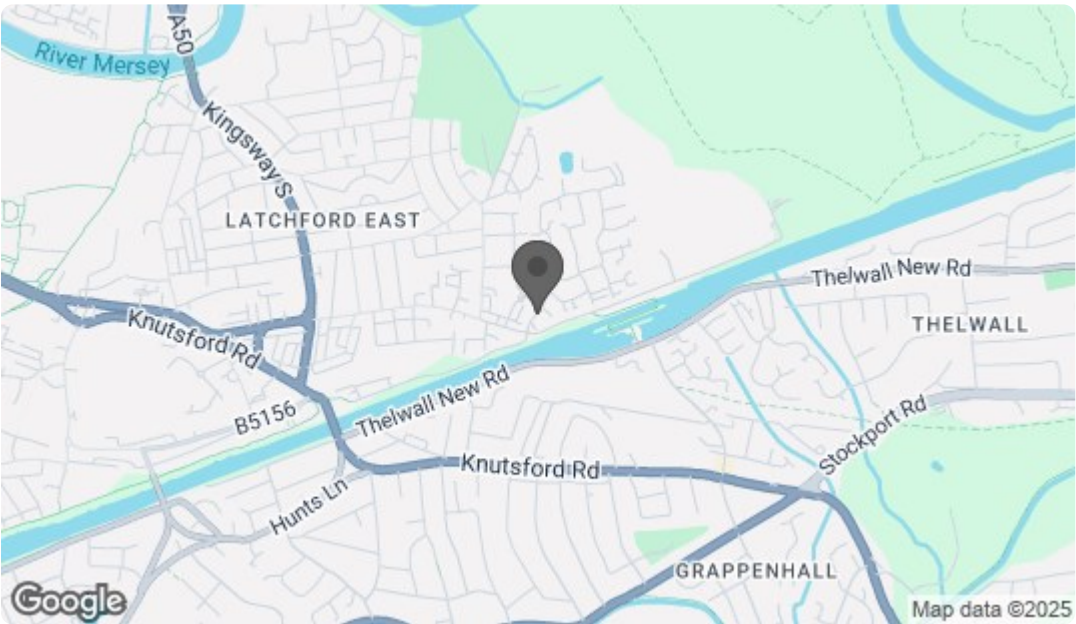
Ground Floor



First Floor



Second Floor



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		
EU Directive 2002/91/EC		
England & Wales		
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		
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EU Directive 2002/91/EC		
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