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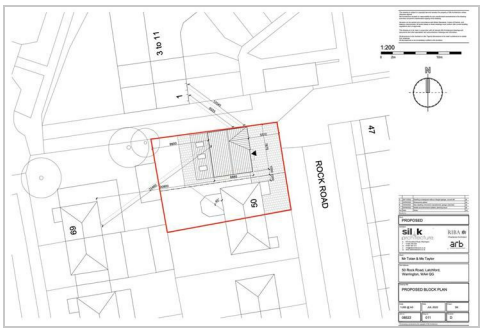
HOWELL & CO.
SALES & LETTINGS



50 Rock Road, Warrington, WA4 1QG

Offers In The Region Of £225,000

TRADITIONAL SEMI DETACHED HOUSE, THREE BEDROOMS, LARGE PLOT WITH PLANNING PERMISSION GRANTED FOR A THREE BEDROOM DETACHED HOUSE, SOUGHT AFTER LOCATION, ATTACHED SINGLE GARAGE, DOUBLE GLAZING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this traditional semi detached property which is situated in a sought after location and is positioned on a large plot with planning permission granted for a three bedroom detached house. Benefiting from gas central heating and double glazing, the accommodation briefly comprises: Entrance hallway, lounge. open plan dining room. kitchen, conservatory, first floor landing, three bedrooms and a bathroom/w.c. Externally the property is situated on a large plot with planning permission for the construction of a three bedroom detached property. Please enquire for further details.

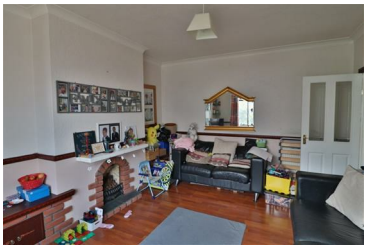
ENTRANCE PORCH

Accessed via a Upvc double glazed door, Upvc double glazed windows.

ENTRANCE HALLWAY

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

LOUNGE



With a leaded Upvc double glazed window to the front elevation, coved ceiling, dado rail, feature inset fireplace with "Living Flame" gas fire.

KITCHEN

Fitted with a range of wall and base units incorporating a stainless steel sink unit unit with mixer tap, built in electric double oven and gas hob with extractor above, breakfast bar, ceramic tiled floor, window to the rear elevation, part tiled walls, inset ceiling spot lighting, feature beamed ceiling, door leading to the conservatory.

CONSERVATORY

Upvc double glazed conservatory with French doors leading to the rear garden, wood laminate flooring.

FIRST FLOOR LANDING

With a window to the side elevation, loft access.

MASTER BEDROOM

With a window to the front elevation, wood laminate flooring.

BEDROOM TWO

Double bedroom with a window to the rear elevation, wood laminate flooring.

BEDROOM THREE

With a window to the front elevation, wood laminate flooring.

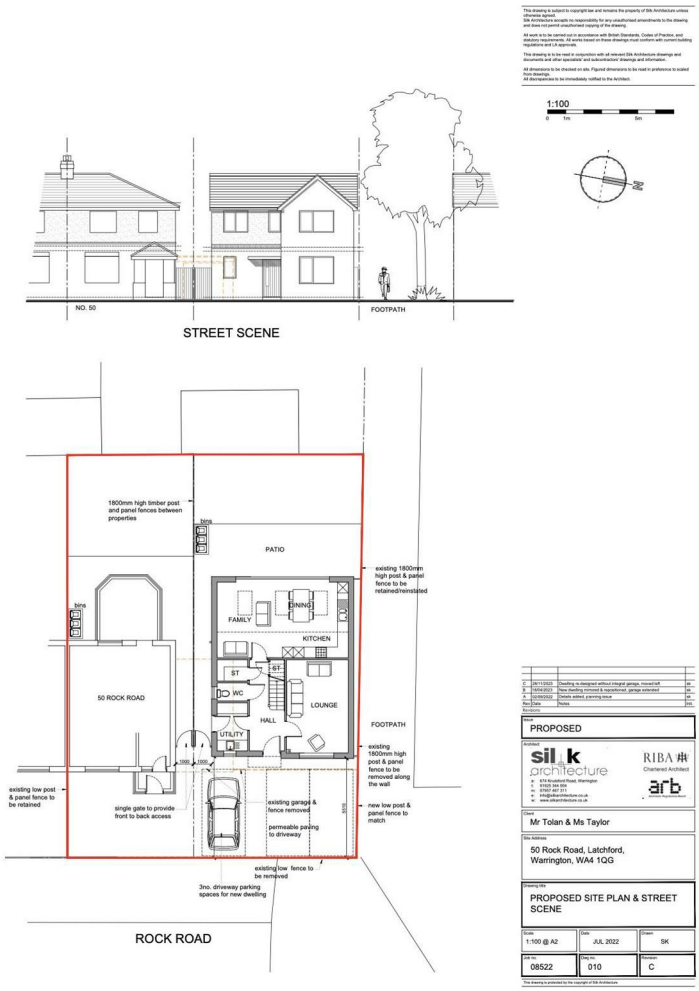
BATHROOM/W.C

Fitted with a a low level w.c, pedestal wash hand basin and panelled bath with shower over, part tiled walls, window to side elevation, wood laminate flooring.

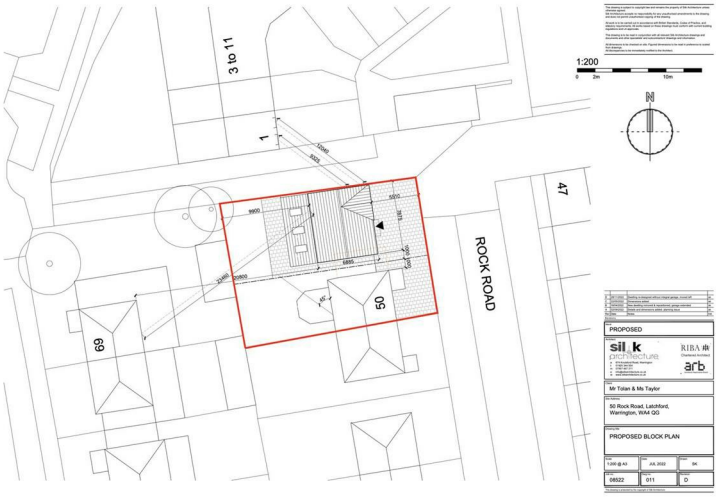
OUTSIDE

Externally the property is situated on a large plot with planning permission for the construction of a three bedroom detached property.

PROPOSED STREET SCENE



ARIEL ELEVATIONS



PROPOSED PLANS AND ELEVATIONS

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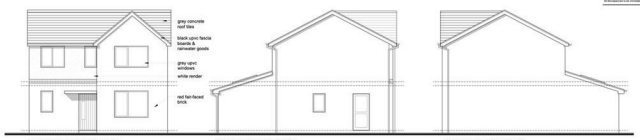
Around us no scales (i.e. in accordance with British Standards, Codes of Practice, and statutory requirements) all dimensions shown on these drawings must comply with current Building Regulations and BS 8110.

This drawing is to be read in conjunction with all relevant Site Architects drawings and specifications, and any other drawings and specifications issued for this project.

All dimensions to be checked on site. Figured dimensions to be read in preference to scaled dimensions.
SIK Architecture to be immediately notified by any furthered.

3-bedroom, 4-person dwelling

GIA: 113.1 m² / 1217 sq ft



FRONT ELEVATION (EAST)

SIDE ELEVATION (SOUTH)

SIDE ELEVATION (NORTH)

GROUND FLOOR

FIRST FLOOR

REAR ELEVATION (WEST)

1:100

0 1m 5m

01/11/22	Dwelling re-designed with a hipped garage	SK
25/10/22	New dwelling layout, garage removed	SK
21/09/22	Dwelling and access details updating issue	SK
01/08/22	Issued for planning	SK

PROPOSED

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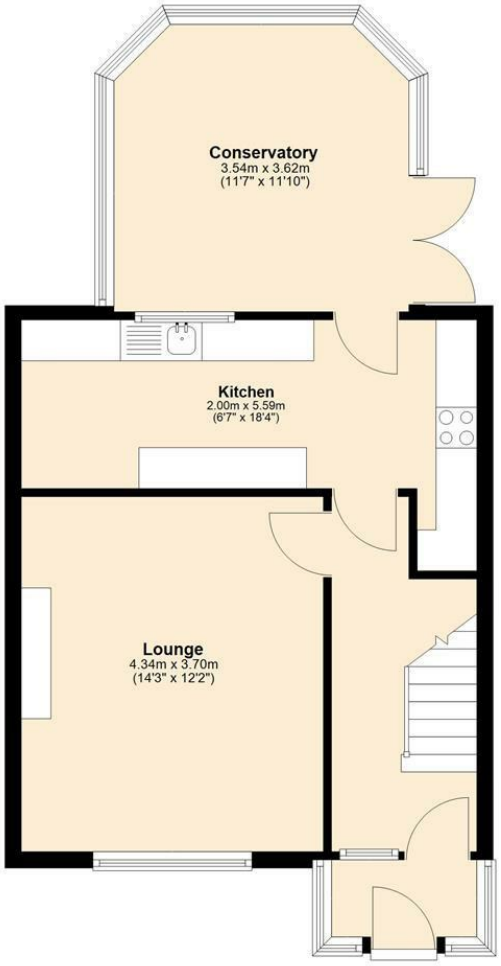
PROPOSED PLANS & ELEVATIONS

Scale	Date	Drawn
1:100 @ A3	JUL 2022	SK
Project No.	Drawing No.	Rev.
08022	020	C

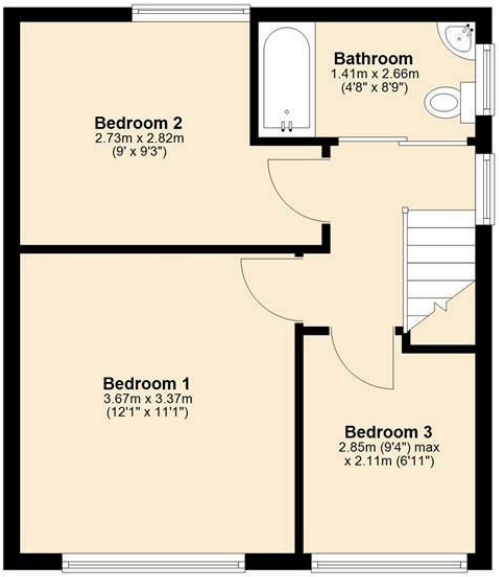
Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)

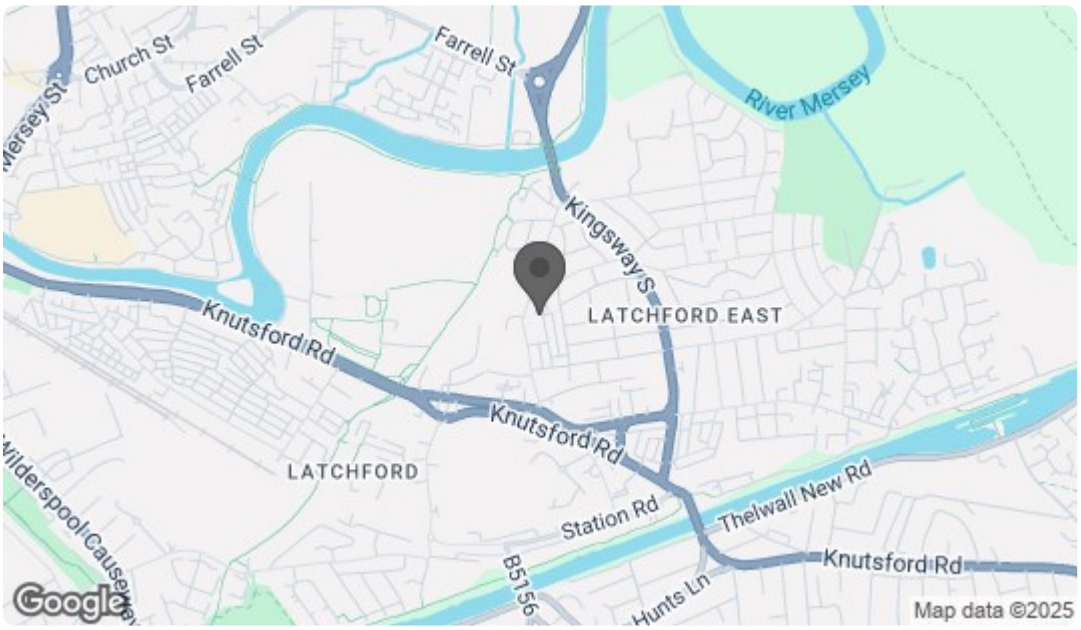


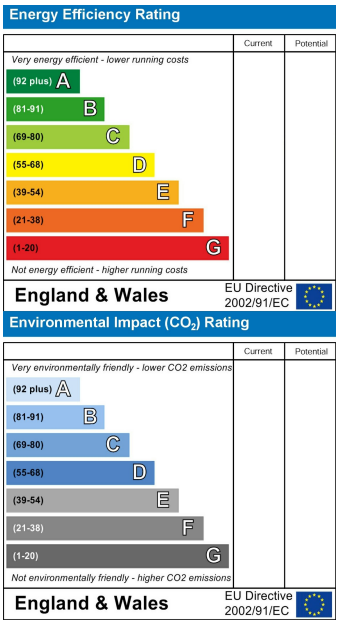
First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 87.3 sq. metres (940.2 sq. feet)





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