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201 Thelwall Lane, Warrington, WA4 1NF

Offers In Excess Of £195,000

STUNNING MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, RENOVATED TO A HIGH STANDARD, FABULOUS KITCHEN AND BATHROOM WITH SEPARATE WALK IN SHOWER, UPVC DOUBLE GLAZING, CLOSE TO VILLAGE CENTRE, IMMACULATE THROUGHOUT, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning mid terraced property which is situated in a popular location close to the village centre. Renovated to a high standard the immaculately presented accommodation briefly comprises: Lounge, open plan dining room with French doors leading to the rear garden, kitchen with high gloss units and integrated appliances, first floor landing two bedrooms and a bathroom/w.c with separate shower enclosure. Externally the property has an impressive enclosed south facing rear courtyard/garden area. Ideal first time buy. Viewing highly recommended.

ENTRANCE HALLWAY



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

LOUNGE



Open plan to the dining room with a Upvc double glazed window to the front elevation, wood laminate flooring.

DINING ROOM



Open plan to the lounge with French doors leading out the courtyard garden, feature inset chimney breast with built in shelving, wood flooring, access to under stairs storage area.

KITCHEN



Fitted with a range of high gloss wall and base units incorporating a stainless steel sink with mixer tap, built in stainless steel electric oven and halogen hob with extractor above, integrated washing machine, dishwasher and fridge, wood flooring, part tiled walls, exterior door leading to the courtyard garden.

FIRST FLOOR LANDING



With feature vaulted ceiling with sky light window, exposed brickwork, industrial style wall lighting.

MASTER BEDROOM



Excellent sized master bedroom with a Upvc double glazed window to the front elevation.

BEDROOM TWO



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

BATHROOM



Fabulous family bathroom fitted with a low level w.c, pedestal wash hand basin and freestanding bath with pillar mixer tap, walk in shower enclosure, part tiled walls, ceramic tiled floor, velux window, inset ceiling spot lighting, heated chrome towel radiator, extractor unit.

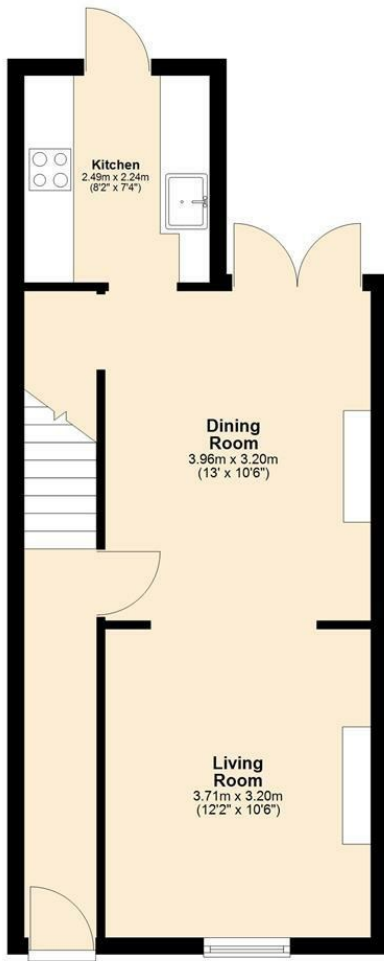
OUTSIDE



Externally the property has an attractive rear south facing courtyard garden with stone paving, seating area with outdoor heater, inset flower beds and rear fenced area with bin storage garden shed and rear gate access.

Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)

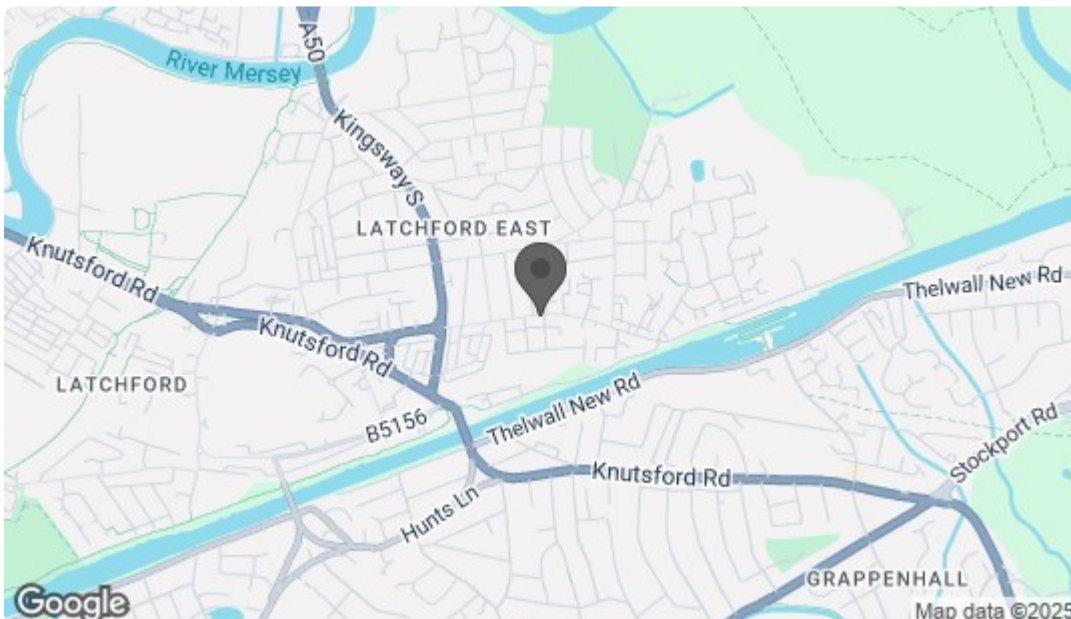


First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 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		
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England & Wales EU Directive 2002/91/EC		