

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



5 Ridgway Street, Warrington, WA2 7RT

Offers In The Region Of £185,000

ATTRACTIVE GARDEN FRONTED MID TERRACED PROPERTY, EXTENDED ACCOMMODATION, THREE BEDROOMS, OPEN PLAN L SHAPED DINING KITCHEN AREA, GOOD SIZED REAR GARDEN, UPVC DOUBLE GLAZING, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive extended garden fronted mid terraced property which is situated in a sought after location close to local amenities. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, family lounge, open plan L shaped dining kitchen area, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations. Viewing highly recommended.

ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

LOUNGE



Good sized family lounge with a Upvc double glazed bay window to the front elevation, wood laminate flooring, feature fireplace with inset electric flame effect fire, picture rail.

OPEN PLAN DINING KITCHEN



Impressive open plan dining kitchen area fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, stainless steel "Range" type cooker with over head extractor, plumbed for a washing machine and dishwasher, space for a dryer, part tiled walls, Upvc double glazed window to the rear elevation, dining area with Upvc double glazed French doors leading to the rear garden, wood laminate flooring.

FIRST FLOOR LANDING

MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

BEDROOM TWO



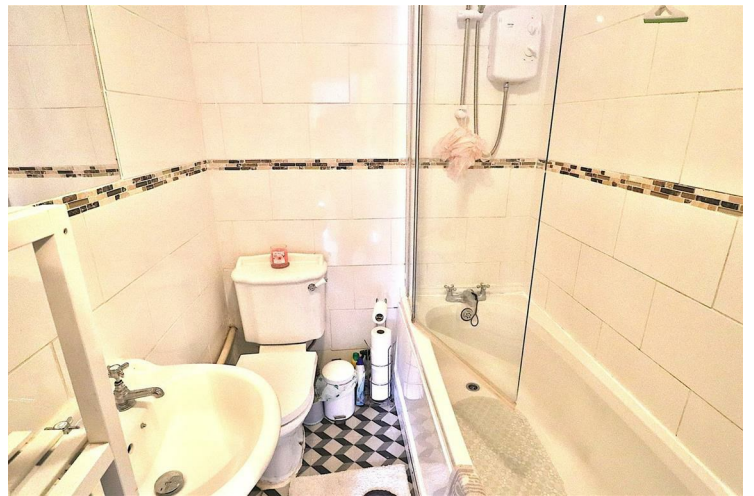
Double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM THREE/STUDY



With a Upvc double glazed window to the rear elevation.

BATHROOM/W.C



Fitted with a three piece white bathroom suite comprising: Panelled bath with shower over and glass screen, pedestal wash hand basin and low level w.c, tiled walls.

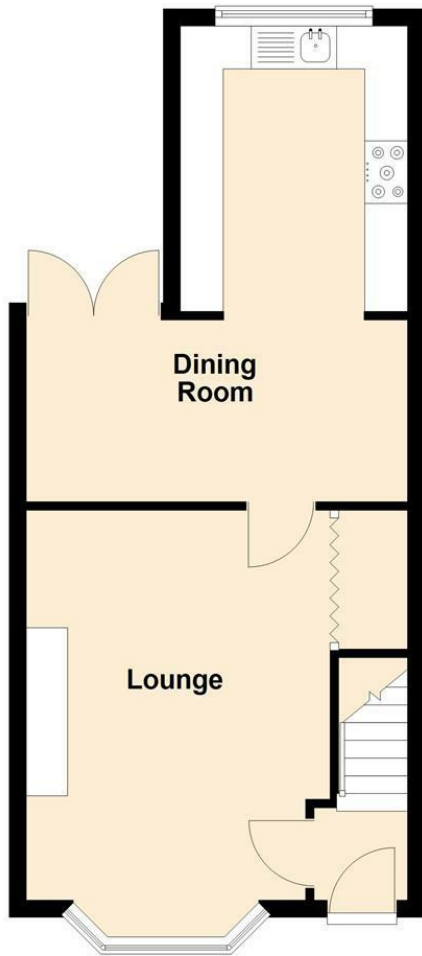
OUTSIDE



Externally the property has a low maintenance front garden and a good sized rear garden partly laid to lawn with patio area, borders and shed.

Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)

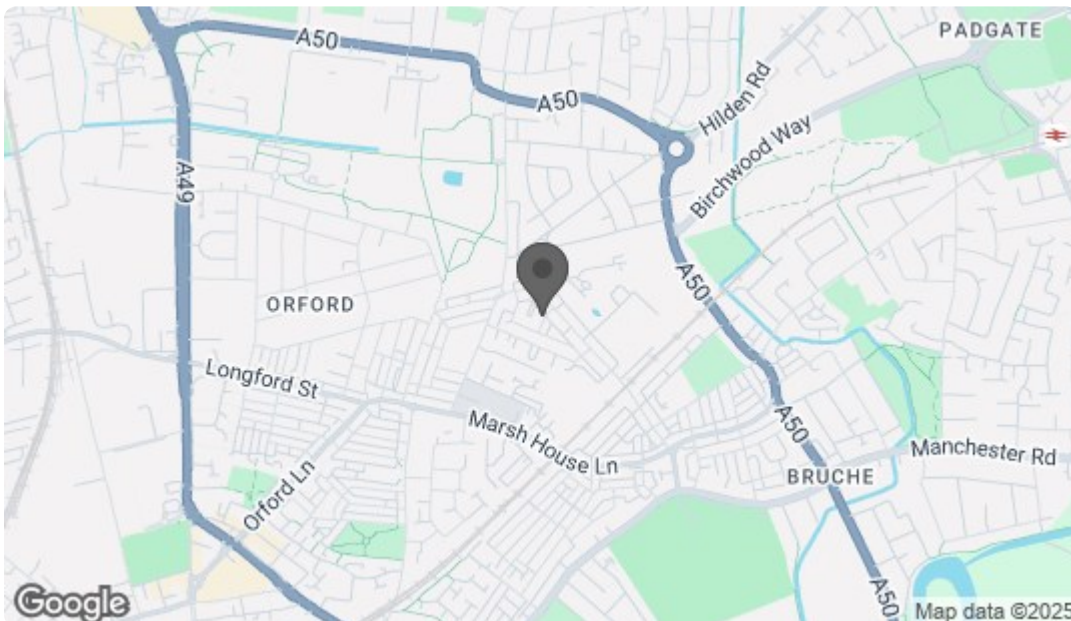


First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 78.4 sq. metres (844.1 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		
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		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		