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## **44 Shanklin Close, Warrington, WA5 3JN**

**Offers In The Region Of £194,950**

FABULOUS MID TOWN HOUSE, TWO BEDROOMS, IMMACULATE THROUGHOUT, CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES, ATTRACTIVE LOUNGE WITH FRENCH DOORS LEADING TO THE REAR GARDEN, LOW MAINTENANCE GARDENS, FREEHOLD TITLE, PARKING FOR TWO CARS, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this immaculate mid town house which is situated in a highly sought after location and would be perfect for first time buyers. Benefiting from gas central heating and Upvc double glazing, the accommodation briefly comprises:

Entrance hallway, lounge with French doors leading to the rear garden, contemporary kitchen with integrated appliances, first floor landing, two bedrooms and a bathroom with separate shower enclosure. Externally the property has low maintenance gardens to the front and rear along with off road parking for two cars. Viewing highly recommended.



## ENTRANCE HALLWAY

## LOUNGE/DINING ROOM



Attractive living space with stairs leading to the first floor accommodation, Upvc double glazed French doors leading to the rear garden, coved ceiling, dado rail, Amtico flooring.

## KITCHEN



Fitted with a range of high gloss wall and base units incorporating a sink unit with mixer tap, built in stainless steel electric oven and gas hob with glass back plate and extractor above, integrated fridge freezer and dishwasher, plumbed for a washing machine, part tiled walls, Upvc double glazed window to the front elevation.

## FIRST FLOOR LANDING

## MASTER BEDROOM



Impressive master bedroom with fitted mirrored wardrobes, Upvc double glazed windows to the rear elevation, coved ceiling.

## BEDROOM TWO



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

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin, panelled bath and separate walk in shower enclosure, tiled walls, inset ceiling spot lighting, wood laminate flooring, Upvc double glazed window to the front elevation.

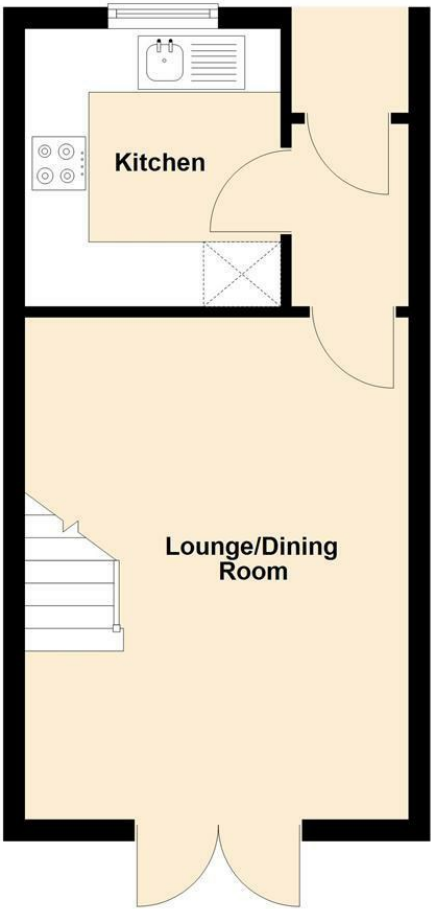
## OUTSIDE



Externally the property benefits from low maintenance gardens to the front and rear elevations walking with separate off road parking for two cars.

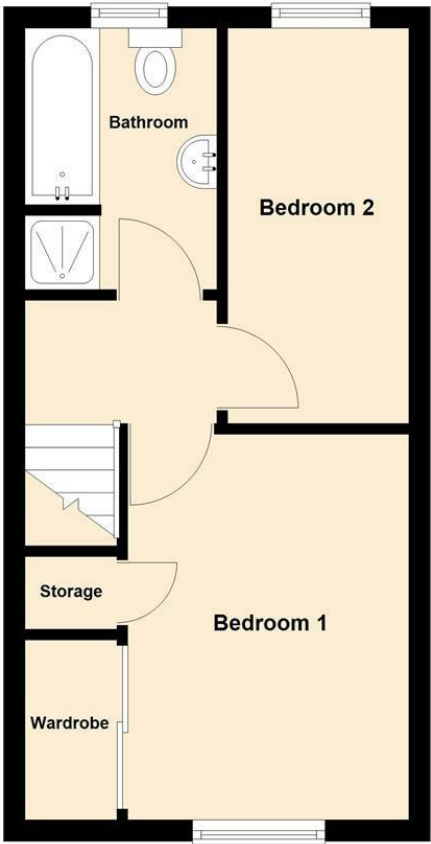
Ground Floor

Approx. 26.6 sq. metres (286.7 sq. feet)

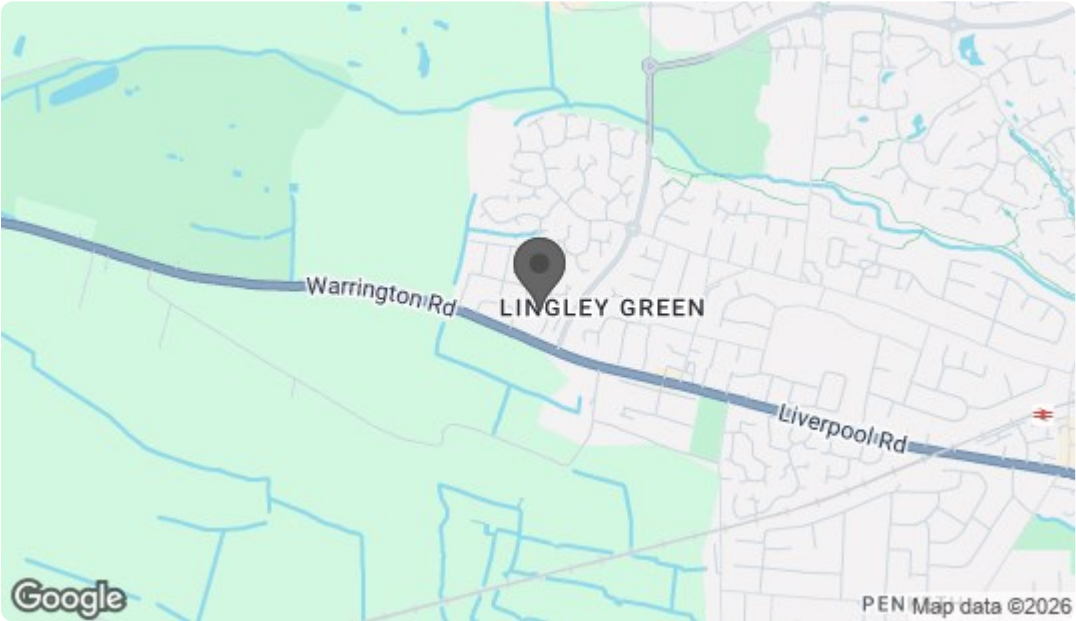


First Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 53.3 sq. metres (573.7 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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