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48 Berkshire Drive, Warrington, WA1 4HD

Offers In The Region Of £250,000

FABULOUS SEMI DETACHED FAMILY HOME, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, CONTEMPORARY FITTED KITCHEN WITH BUILT IN OVEN AND HOB, UPVC DOUBLE GLAZING, SOUGHT AFTER LOCATION, GARDENS AND DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous semi detached property which is situated in a highly sought after location and is presented to a high standard throughout. The accommodation briefly comprises: Entrance hallway, stunning open plan lounge/dining room with French doors leading to the rear garden, contemporary fitted kitchen with built in oven and hob, first floor landing, three bedrooms and a shower room/w.c. Externally the property has gardens to the front and rear elevations along with driveway parking and storage building with Upvc double glazed French door access. Viewing highly recommended.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



LOUNGE



Stunning family lounge which is open plan to the dining room, Upvc double glazed window to the front elevation, wood laminate flooring, feature wall inset display areas with concealed lighting, coved ceiling.

With a Upvc double glazed window to the side elevation, loft access, storage cupboard, coved ceiling.

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, coved ceiling with inset ceiling spot lighting.

DINING ROOM



Open plan to the lounge, wood laminate flooring, feature wall with inset display areas and concealed lighting., Upvc double glazed French doors leading to the rear garden.

BEDROOM TWO



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

KITCHEN



Fitted with a range of contemporary wall and base units in white, incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel double oven and gas hob with extractor above, integrated fridge freezer, part tiled walls, ceramic tiled floor, plumbed for a washing machine. Upvc double glazed window to the rear elevation, Upvc double glazed exterior door.

BEDROOM THREE



With a Upvc double glazed window to the front elevation.

SHOWER ROOM/W.C



Fitted with a low level w.c, wash hand basin with under storage unit and walk in shower enclosure, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

OUTSIDE



Externally there is a garden to the front of the property which is mainly laid to lawn with borders, driveway parking leading to the rear of the property and storage building, enclosed rear garden laid to lawn with patio area.



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC