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67 Mossdale Close, Warrington, WA5 3RZ

Offers In The Region Of £240,000

SEMI DETACHED HOUSE SITUATED IN A PRIME LOCATION, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, HIGHLY SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, CUL DE SAC LOCATION, DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED

We are delighted to offer for sale this charming semi-detached house, ideally located in a highly sought-after area, close to local amenities and with easy access to motorway and rail networks. The property benefits from gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises an entrance hallway, an open-plan lounge/dining room with patio doors leading to a conservatory, and a fitted kitchen complete with built-in oven and hob. On the first floor, there are three bedrooms and a family bathroom/W.C.

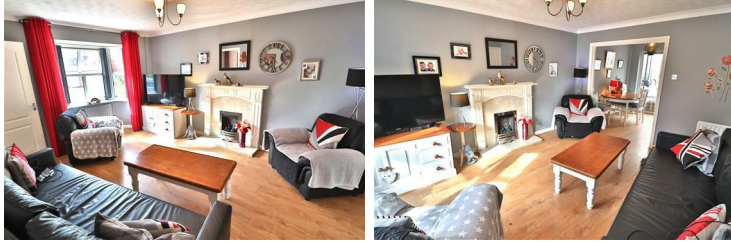
Externally, the property features gardens to both the front and rear, along with driveway parking.

Viewing is highly recommended to fully appreciate all that this property has to offer.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

LOUNGE



Attractive family lounge with a Upvc double glazed bay window to the front elevation, feature fire place with "Living Flame" gas fire, coved ceiling, under stairs storage cupboard, wood laminate flooring, open plan to the dining room.

DINING ROOM



Open plan to the lounge and kitchen with patio doors leading to the conservatory, wood laminate flooring, coved ceiling.

KITCHEN



Fitted with a range of wall and base units incorporating a sink unit with mixer tap, built in electric oven and gas hob with extractor above, part tiled walls, plumbed for a washing machine, Upvc double glazed window to the rear elevation, wood laminate flooring.

CONSERVATORY

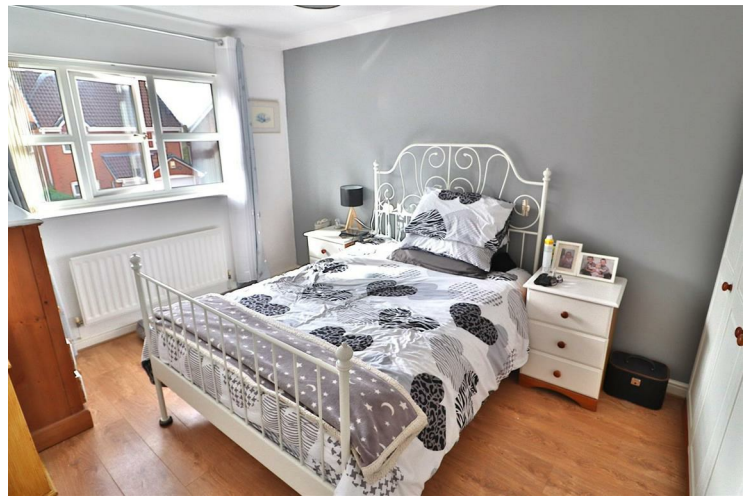
Double glazed with sliding patio doors leading out to the rear garden.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, wood laminate flooring, coved ceiling.

BEDROOM TWO



With fitted wardrobes and storage, Upvc double glazed window to the rear elevation, coved ceiling.

BEDROOM THREE

With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c an panelled bath with shower over and screen, tiled walls, ceramic tiled floor.

OUTSIDE



Eternally the property has gardens to the front and rear elevations along with driveway parking.

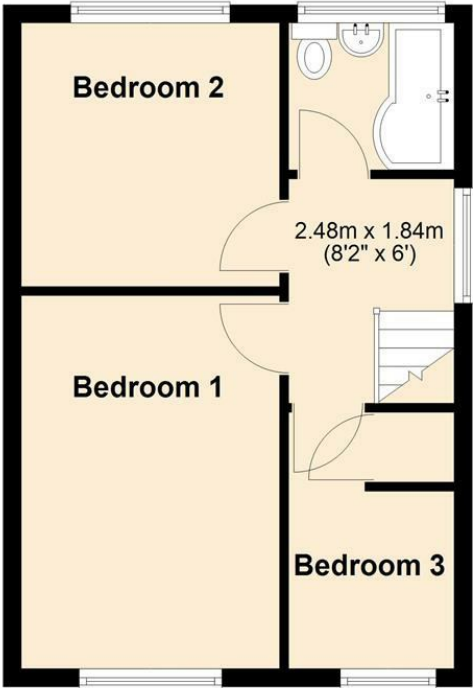
Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)

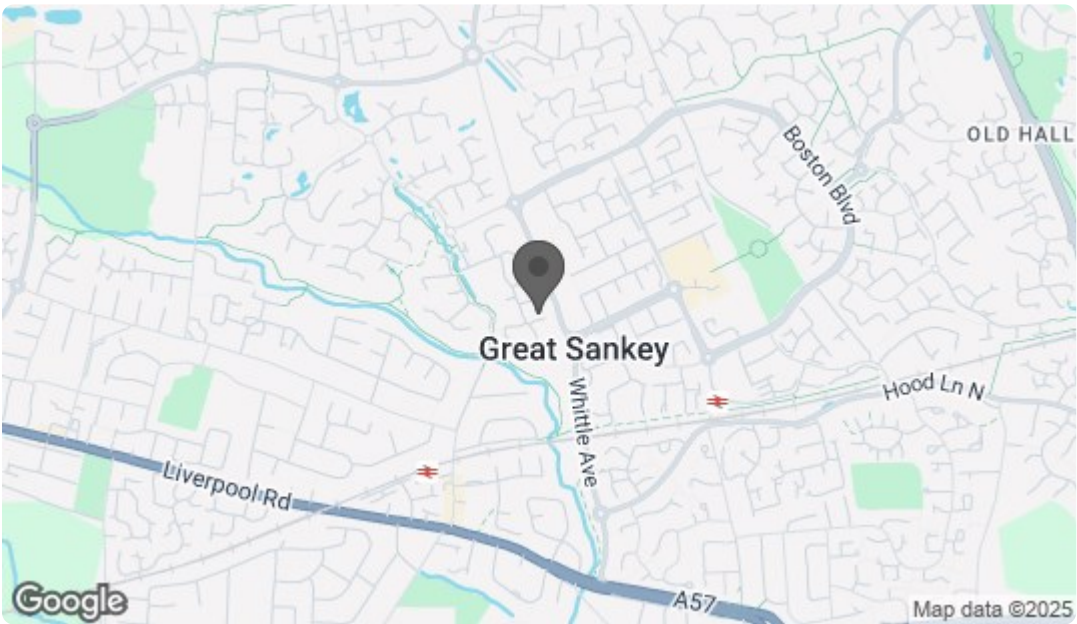


First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 74.3 sq. metres (800.0 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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