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10 Grisedale Avenue, Warrington, WA2 9JZ

£189,950

SEMI DETACHED HOUSE, THREE BEDROOMS, SPACIOUS ACCOMMODATION, CONSERVATORY, POPULAR LOCATION, OPEN PLAN DINING KITCHEN WITH BUILT IN OVEN AND HOB, UPVC DOUBLE GLAZING, NO ONWARD CHAIN, IDEAL FIRST TIME BUY.

We are delighted to offer for purchase this well proportioned semi detached house which is situated in a popular location within easy reach of amenities. The accommodation briefly comprises: Entrance porch, hallway, spacious lounge, open plan dining kitchen, conservatory, first floor landing, three bedrooms and a bathroom/w.c. Externally property is situated on a corner plot with gardens and driveway parking. NO ONWARD CHAIN. Viewing recommended.

ENTRANCE PORCH

Upvc double glazed front door, Upvc double glazed windows.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed entrance door, stairs leading to the first floor accommodation, Upvc double glazed window to the side elevation, wood laminate flooring.

LOUNGE



Good sized family lounge with a Upvc double glazed window to the front elevation, open plan to the dining area, wood laminate flooring.

OPEN PLAN DINING KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink with mixer tap, built in stainless steel

electric oven and halogen hob with extractor above, part tiled walls, Upvc double glazed window to the rear elevation, inset ceiling spot lighting, Upvc double glazed French doors leading to the rear garden, access door leading to the conservatory.

CONSERVATORY



Upvc double glazed with French doors.

FIRST FLOOR LANDING



With a Upvc double glazed Window to the side elevation, wood laminate flooring.

MASTER BEDROOM



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

BEDROOM TWO



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

BEDROOM THREE



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

BATHROOM/W.C



Fitted with a low level w.c, wash hand basin with under storage unit and panelled bath with mixer shower attachment, part tiled walls, Upvc double glazed window to the rear elevation.

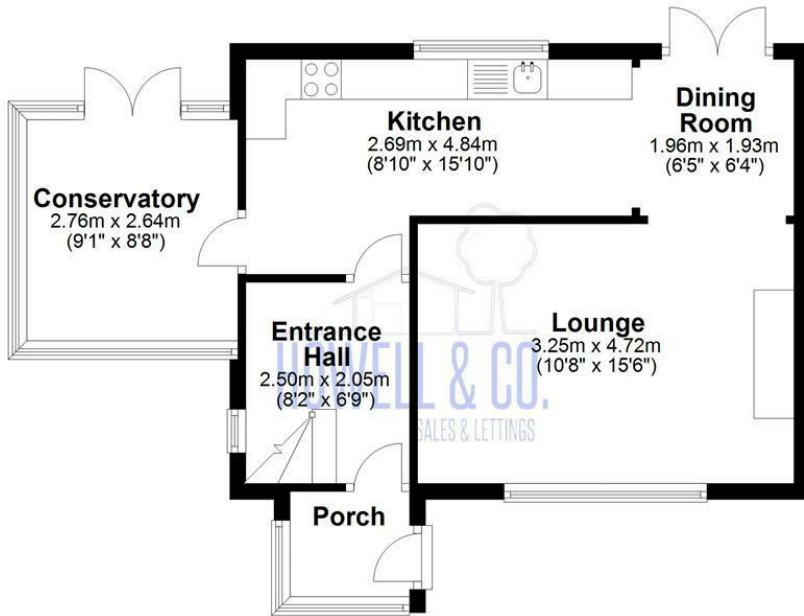
OUTSIDE



Externally the property is situated on a corner position with gardens and driveway parking.

Ground Floor

Approx. 46.1 sq. metres (496.1 sq. feet)

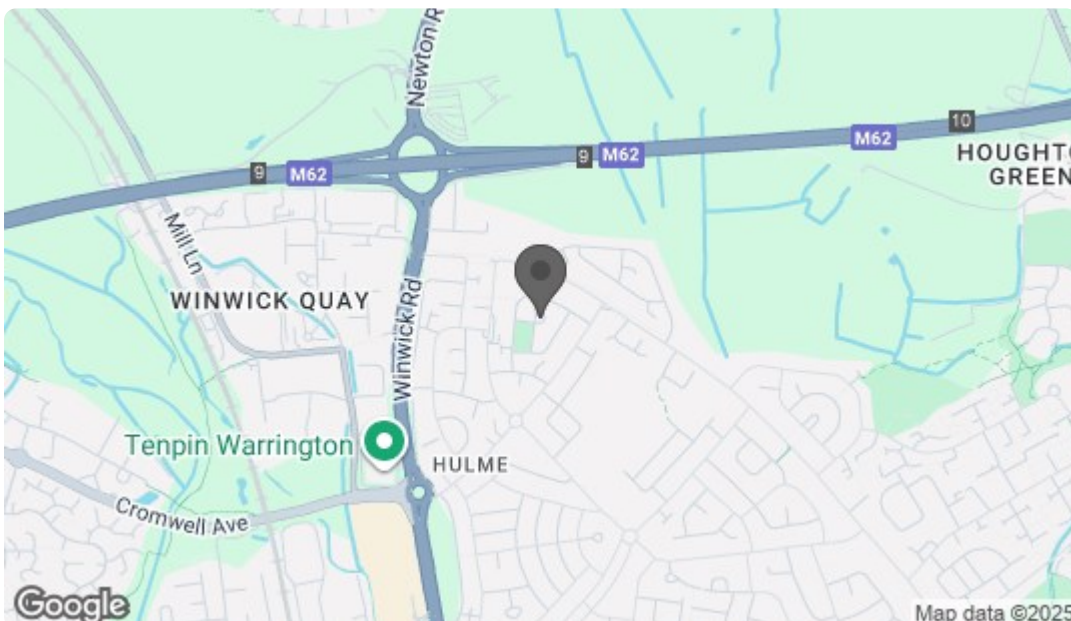


First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 82.6 sq. metres (889.1 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 | | |
| | | |
| 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 | | |
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| England & Wales | | |
| EU Directive 2002/91/EC | | |