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## **2 Mort Avenue, Warrington, WA4 1SF**

### **Offers In The Region Of £200,000**

ATTRACTIVE SEMI DETACHED HOUSE, THREE BEDROOMS, FABULOUS CORNER PLOT, OFF ROAD DRIVEWAY PARKING, DOUBLE GLAZING AND GAS CENTRAL HEATING, WITHIN EASY REACH OF THE VILLAGE CENTRE, SOUGHT AFTER LOCATION, IDEAL FIRST TIME BUY.

We are delighted to offer for purchase this attractive semi detached property which is situated in a sought after location and is situated on a fabulous corner plot. Benefiting from gas central heating and Upvc double glazing, the accommodation briefly comprises: Entrance porch, hallway, good sized family lounge, dining kitchen with built in double oven and hob, downstairs w.c, utility room, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has lawned gardens with borders, paving and patio areas along with off road driveway parking. Viewing highly recommended.



## ENTRANCE PORCH

## ENTRANCE HALLWAY



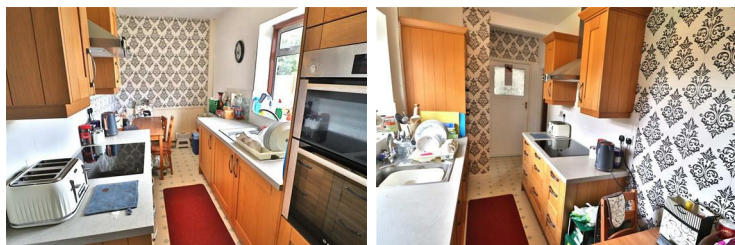
With stairs leading to the first floor accommodation,

## LOUNGE



Good sized family lounge with a double glazed window to the front elevation, wall light points, inset "Living Flame" gas fire.

## DINING KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel double oven and halogen hob with extractor above, integrated fridge, double glazed window to the rear elevation, part tiled walls, exterior door leading to an anti space with access through to the utility room and downstairs w.c.

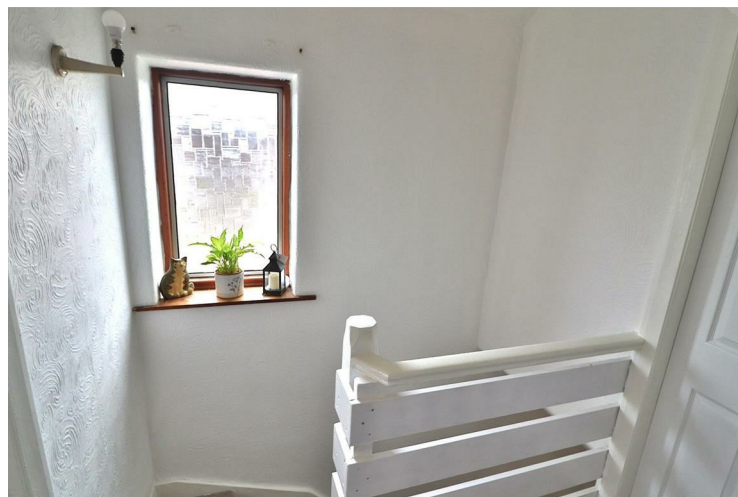
## DOWNSTAIRS W.C

Fitted with a low level w.c.

## UTILITY ROOM

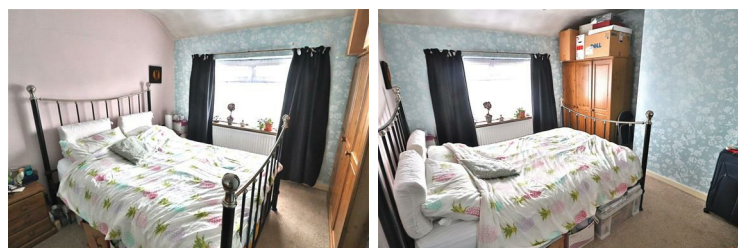
With a double glazed exterior door leading to the rear garden, plumbed for a washing machine.

## FIRST FLOOR LANDING



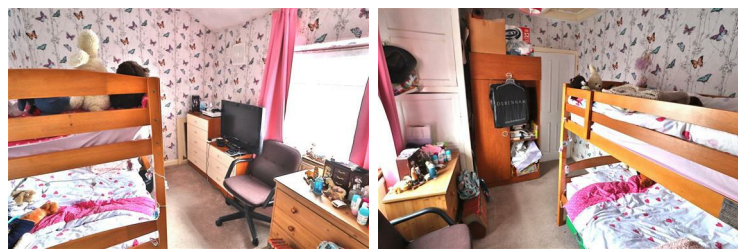
With a double glazed window to the side elevation.

## MASTER BEDROOM



With a double glazed window to the front elevation.

## BEDROOM TWO



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

## BEDROOM THREE

With a double glazed window to the front elevation.

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and

panelled bath with shower and screen, tiled walls, double glazed window to the rear elevation.

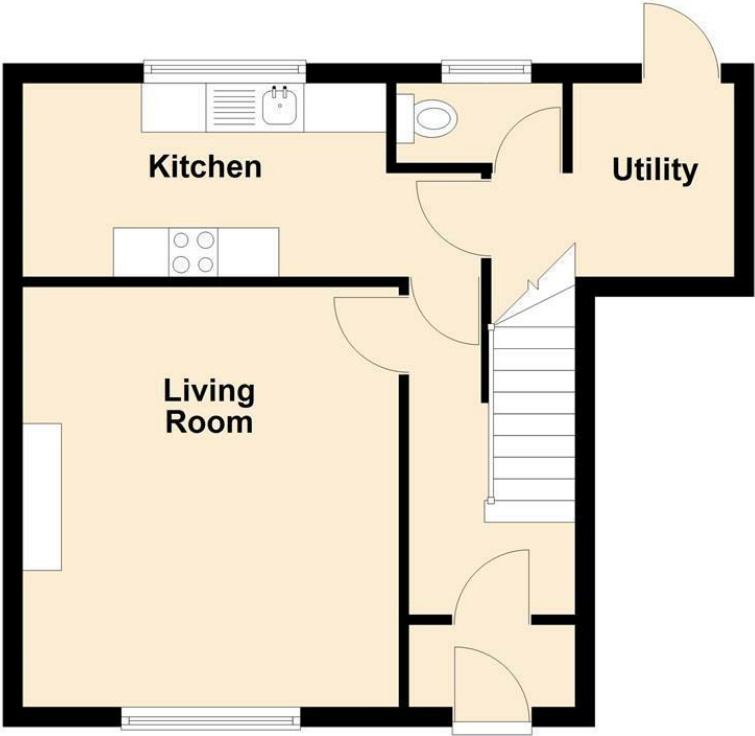
## OUTSIDE



Externally the property is situated on a fabulous corner plot with lawned gardens, borders, patio area and off road driveway parking.

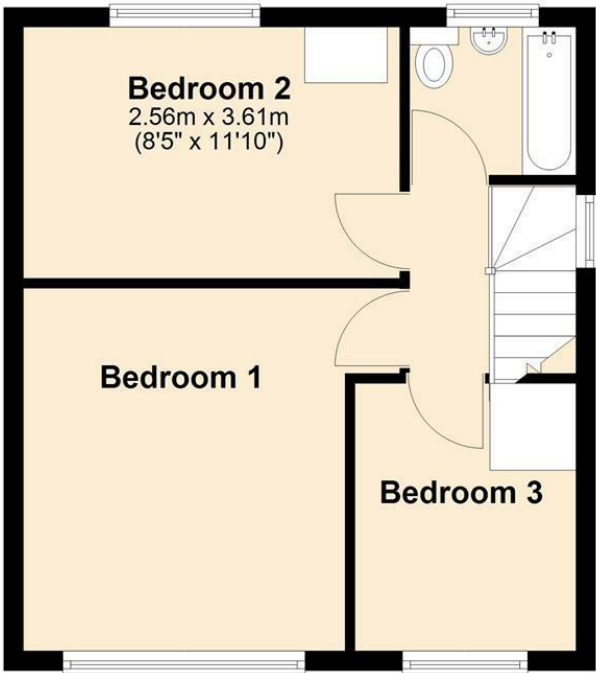
Ground Floor

Approx. 38.6 sq. metres (415.2 sq. feet)

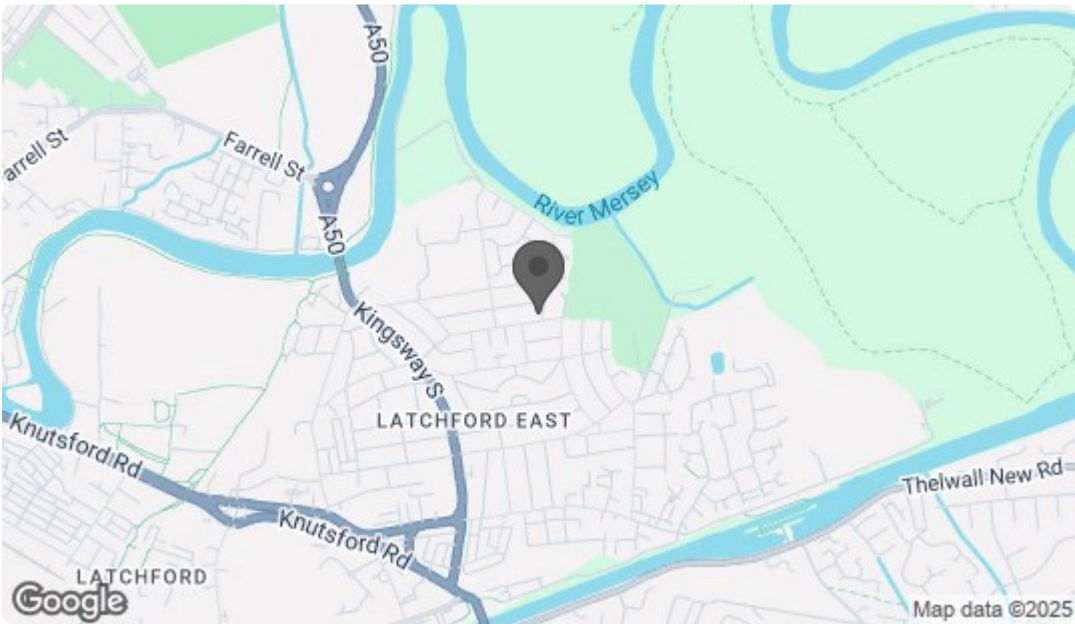


First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.3 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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		