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**179 Thelwall Lane, Warrington, WA4 1NF**

**£167,500**

We are delighted to offer for purchase this well maintained mid terraced property which is situated close to local amenities and benefits from gas central heating and Upvc double glazing. The accommodation briefly comprises: Entrance hallway, lounge, dining room, fitted kitchen with built in oven and hob, first floor landing, two double bedrooms and a bathroom/w.c. Externally the property has a good sized rear yard area. Ideal first time buyer/investor purchase. Viewing Highly recommended.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

## LIVING ROOM



Good sized living room, Upvc double glazed window to front elevation.

## DINING ROOM



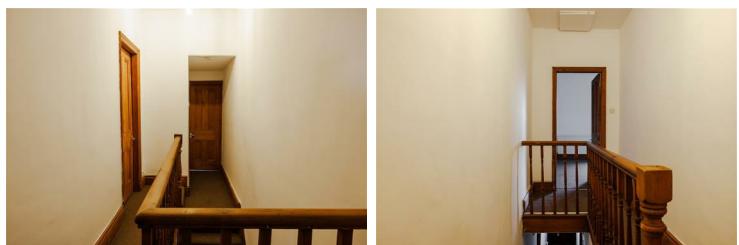
Separate dining room with a feature exposed brick chimney breast with inset fireplace, Upvc double glazed window to rear yard.

## KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and gas hob with extractor above, part tiled walls. Upvc double glazed window to the rear elevation. Upvc double glazed external door leading to the rear yard.

## FIRST FLOOR LANDING



## MASTER BEDROOM



With a Upvc double glazed window to the front elevation, original cast iron fireplace.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, original cast iron fireplace.

## BATHROOM/W.C.



Fitted with a 3 piece bathroom suite comprising: Pedestal wash hand basin, low level W.C, panelled bath on raised floor area, part tiled walls. Upvc double glazed window to rear elevation.

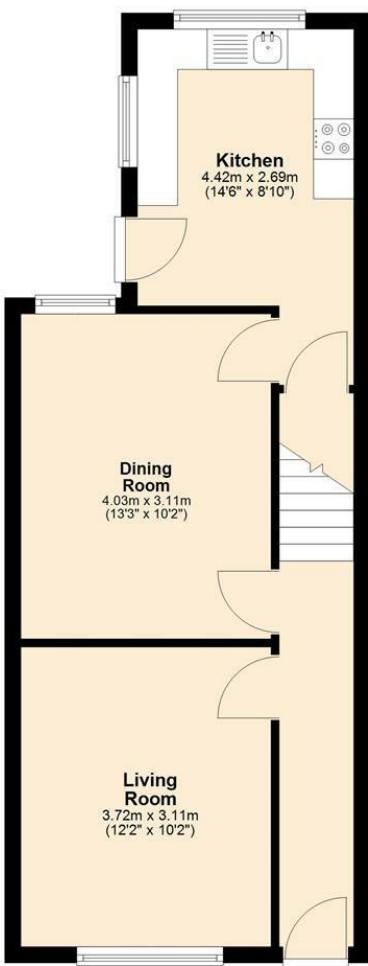
## OUTSIDE



Externally the property has a good sized yard area to the rear elevation.

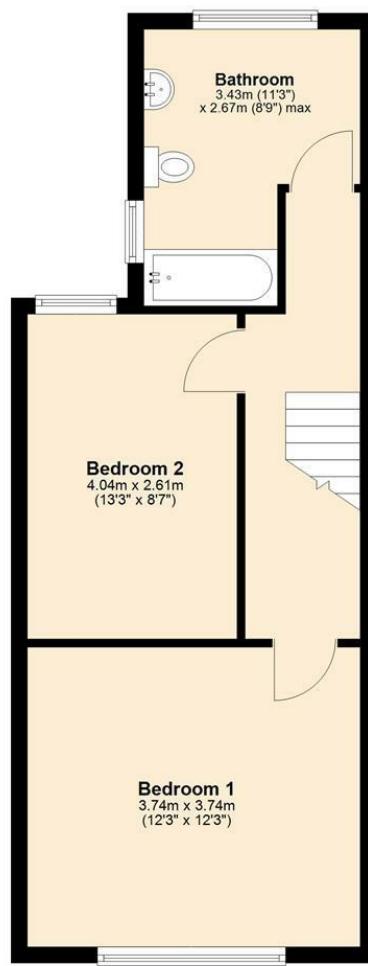
## Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)

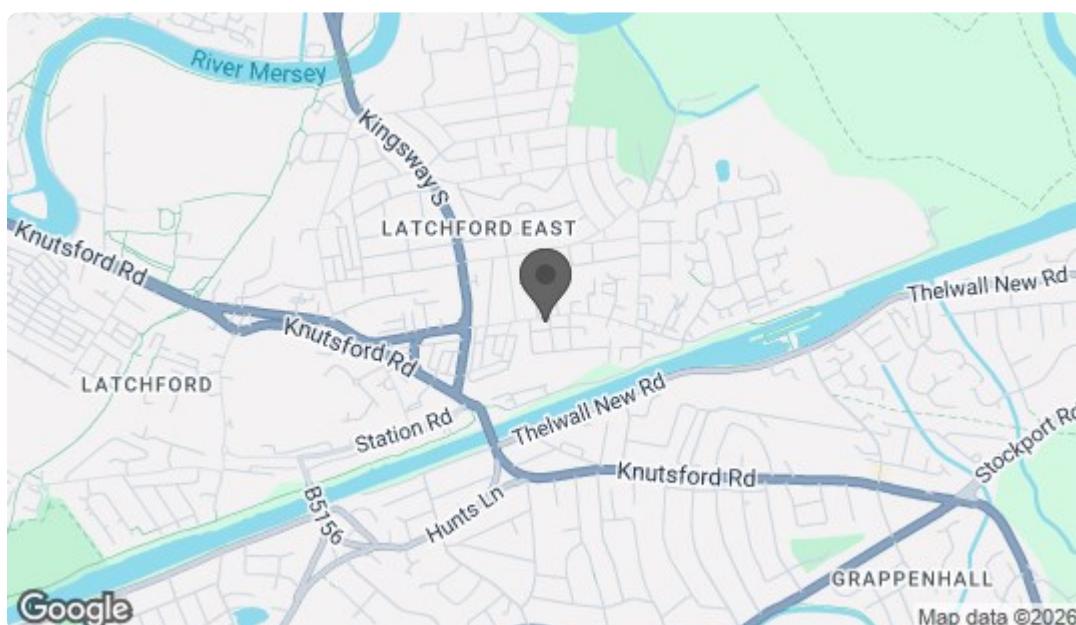


## First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 82.5 sq. metres (887.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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		86
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	