

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



**18 Mason Street, Warrington, WA1 2JJ**

**£135,000**

MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS, GAS CENTRAL HEATING, POPULAR LOCATION, IDEAL FIRST TIME BUY, REAR YARD, VIEWING RECOMMENDED.

We are delighted to offer for purchase this mid terraced property which is situated in a popular location and benefits from no onward chain. The accommodation briefly comprises: Lounge, separate dining room, fitted kitchen, bathroom/w.c, first floor landing and two double bedrooms. Externally the property has an enclosed rear yard area. Viewing recommended.

## LOUNGE



With a Upvc double glazed window to the front elevation.

## DINING ROOM



Separate dining room with a window to the rear elevation, dado rail, coved ceiling, stairs leading to the first floor accommodation, under stairs storage cupboard.

## KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls, window to the side elevation.

## REAR ANTISPACE

With exterior door to the rear yard.

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath in white, part tiled walls, dual aspect windows.

## FIRST FLOOR LANDING

## MASTER BEDROOM



With a Upvc double glazed window to the front elevation, built in wardrobes.

## BEDROOM TWO



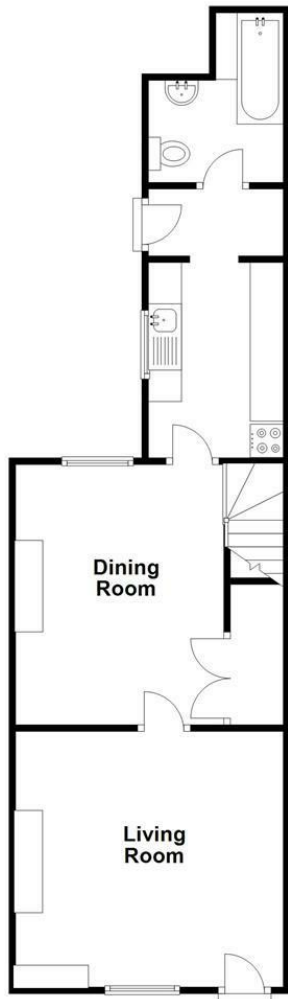
Second double bedroom with a window to the rear elevation, built in wardrobes.

## OUTSIDE

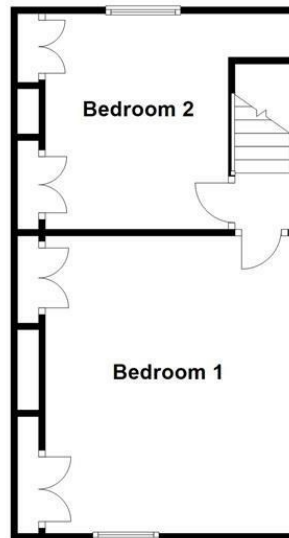


Externally the property has an enclosed yard area with rear gate access.

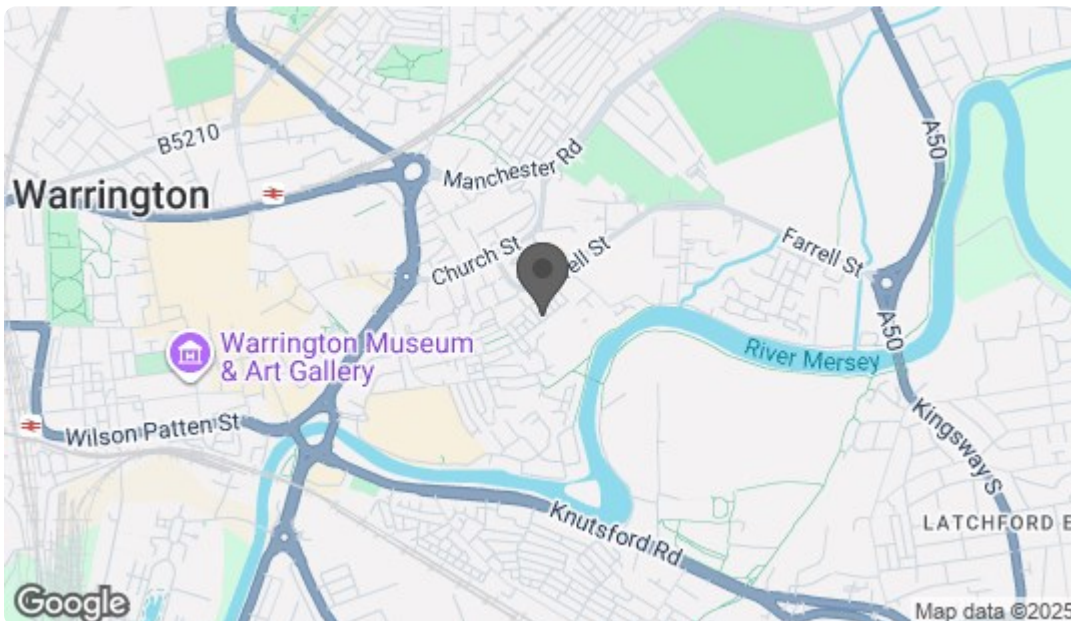
**Ground Floor**  
Approx. 44.8 sq. metres (482.2 sq. feet)



**First Floor**  
Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.1 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 <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                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |