

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)



**25 Hale Street, Warrington, WA2 7BU**

**Offers In The Region Of £155,000**

STUNNING MID TERRACED HOUSE, TWO DOUBLE BEDROOMS, CONTEMPORARY KITCHEN, UTILITY ROOM, POPULAR LOCATION, WELL PRESENTED THROUGHOUT, UPVC DOUBLE GLAZING, IDEAL FIRST TIME BUY, VIEWING RECOMMENDED.

We are delighted to offer for purchase this stunning mid terraced property which is situated in a popular location and is presented to a high standard throughout. Benefitting from Upvc double glazing and gas central heating the accommodation briefly comprises: Lounge, fitted kitchen with freestanding cooker, utility room, bathroom/w.c, first floor landing and two double bedrooms. Externally the property has an enclosed rear yard area with gate access. Viewing highly recommended.



## LOUNGE



Accessed via a Upvc double glazed front door, Upvc double glazed window to the front elevation, wood laminate flooring.

## DINING/KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, part tiled walls, Upvc double glazed window to the rear elevation, freestanding extra large "Range" type cooker with extractor above, integrated fridge and freezer, stairs leading to the first floor accommodation.

## UTILITY



Plumbed for a washing machine, part tiled walls, exterior door leading to the rear yard.

## BATHROOM/W.C



Fitted with a white three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with mixer shower attachment and glass shower screen.

## FIRST FLOOR LANDING

### MASTER BEDROOM



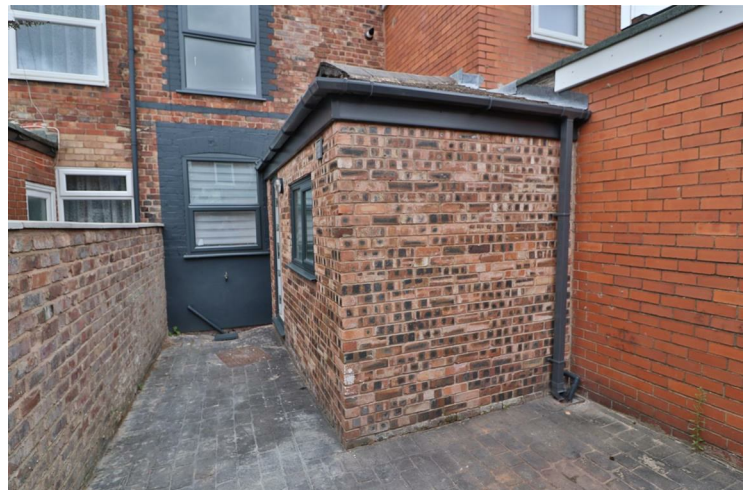
Good sized master bedroom with a Upvc double glazed window to the front elevation.

### BEDROOM TWO



With a Upvc double glazed window to the rear elevation.

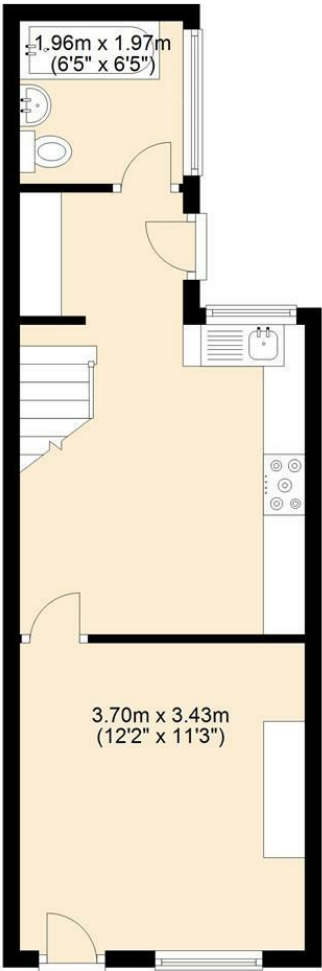
## OUTSIDE



Externally there is an enclosed rear yard with gate access.

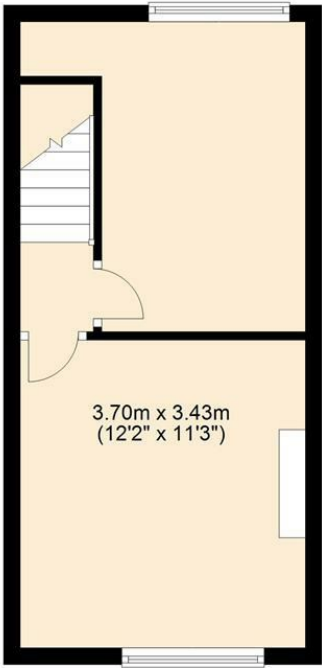
Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)

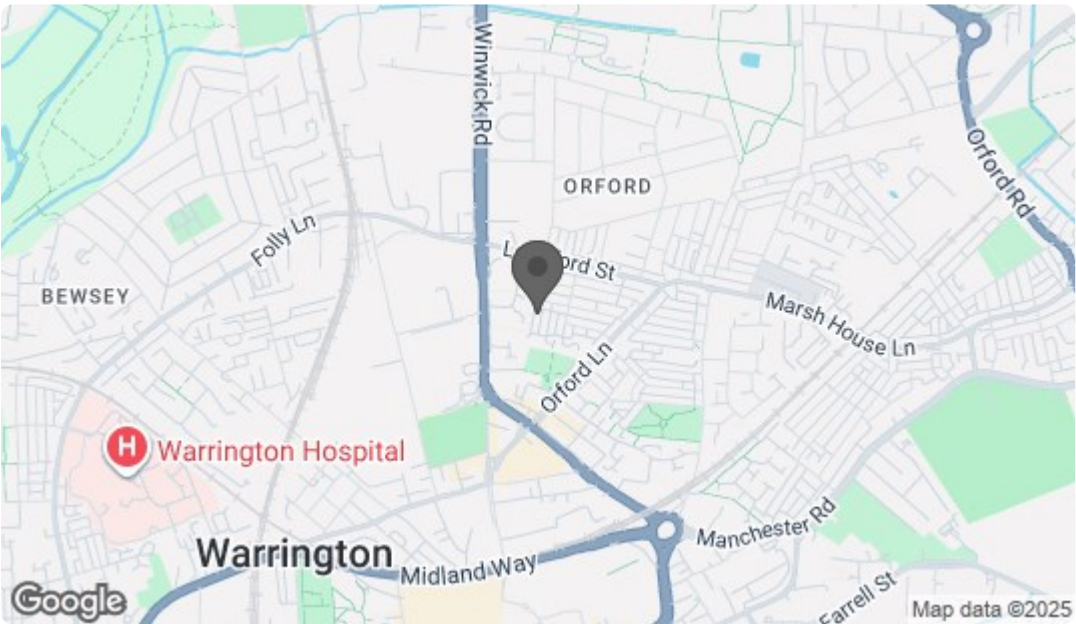


First Floor

Approx. 25.8 sq. metres (277.8 sq. feet)



Total area: approx. 58.8 sq. metres (632.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		