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47 Broadbent Avenue, Warrington, WA4 1PT

Asking Price £199,950

ATTRACTIVE MID TOWN HOUSE, THREE BEDROOMS, OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES AND PATIO DOORS LEADING TO THE REAR GARDEN, UPVC DOUBLE GLAZING, SOUGHT AFTER LOCATION, DRIVEWAY PARKING WITH CHARGING POINT AND REAR GARDEN, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid town house which is situated in a sought after location close to the village centre. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Family lounge with a feature fireplace and log burning stove, open plan dining kitchen with patio doors leading to the rear garden and integrated appliances, first floor landing, master bedroom with fitted wardrobes, two further bedrooms and a bathroom/w.c. Externally the property has off road driveway parking with electric car charging point and enclosed rear garden. Ideal first time buy. Viewing highly recommended.

FAMILY LOUNGE



With two Upvc double glazed windows to the front elevation, feature inset fireplace with "Wood Burning Stove" wood laminate flooring, stairs leading to the first floor accommodation.

OPEN PLAN DINING KITCHEN



Impressive open plan dining kitchen fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and halogen hob with extractor above. integrated dishwasher and washing machine, part tiled walls, two Upvc double glazed windows to the rear elevation, inset ceiling spot lighting, tiled flooring, double glazed patio doors leading to the rear garden.

FIRST FLOOR LANDING

MASTER BEDROOM



Large master bedroom with two Upvc double glazed windows to the front elevation, fitted wardrobes.

BEDROOM TWO



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

BEDROOM THREE



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

BATHROOM/W.C



Fitted with a low level w.c, panelled corner bath with shower over and mixer tap with shower, pedestal wash hand basin, part tiled walls, wood laminate flooring, Upvc double glazed window to the rear elevation.

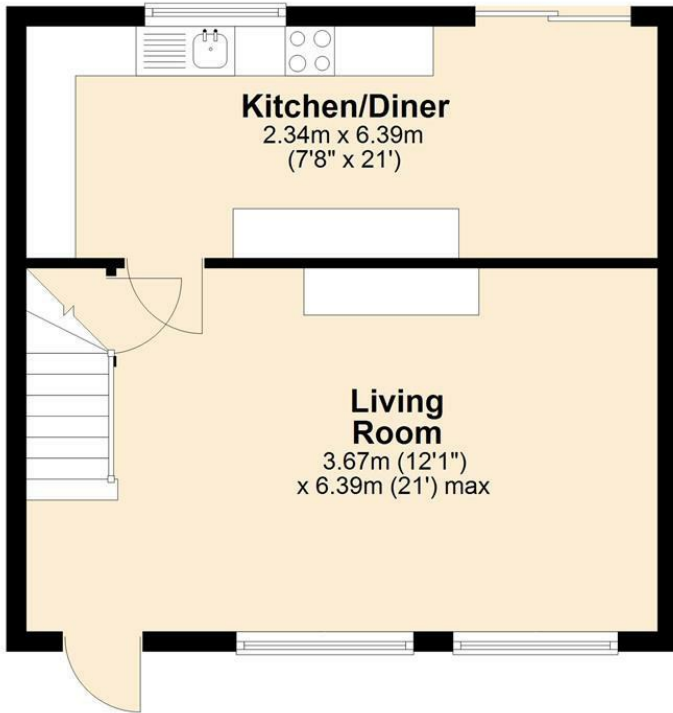
OUTSIDE



Externally the property has gardens to the front and rear elevations. Driveway parking is available with an electric car charging point.

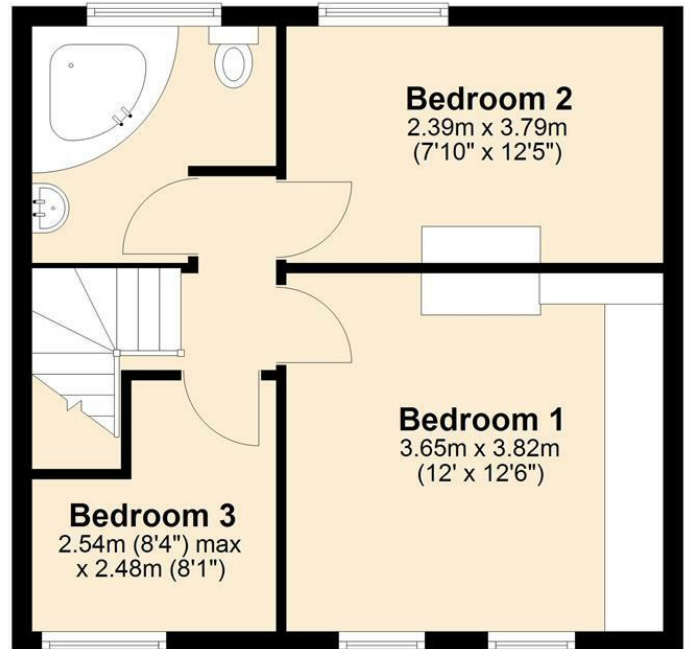
Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)

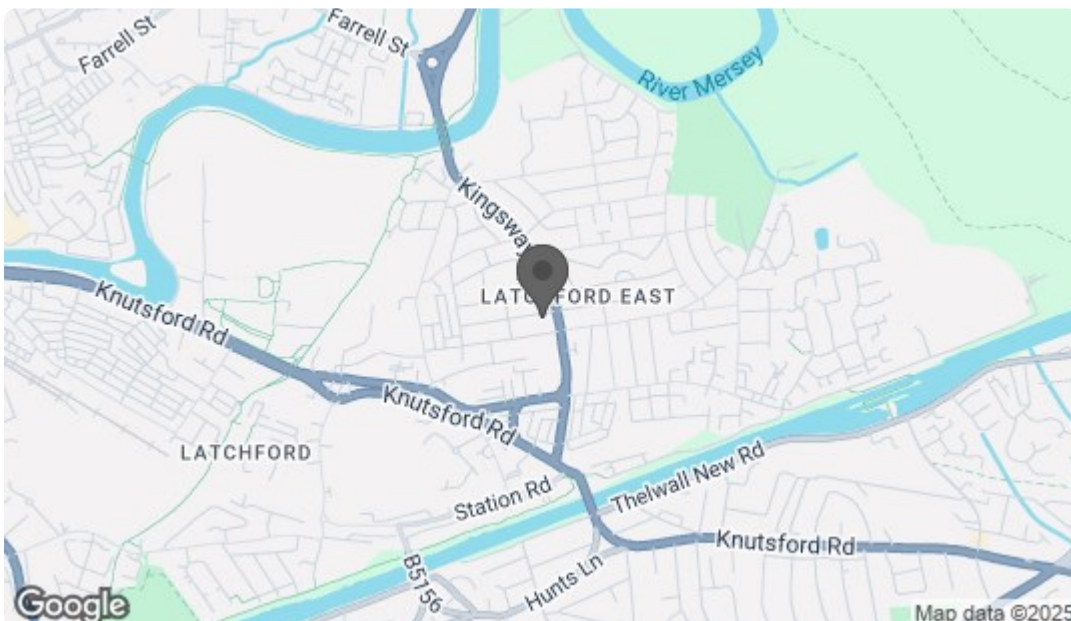


First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 78.2 sq. metres (841.9 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		
(21-38) F		
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