

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



2 Timperley Avenue, Warrington, WA4 1SE

Offers In The Region Of £249,950

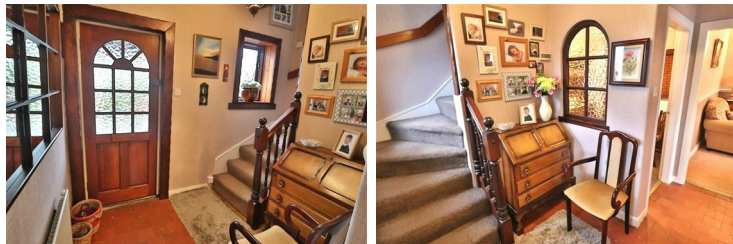
ATTRACTIVE EXTENDED SEMI DETACHED FAMILY HOME, THREE BEDROOMS, THREE RECEPTION ROOMS, OPEN PLAN KITCHEN, UTILITY ROOM, CORNER POSITION, FREEHOLD TITLE, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, DRIVEWAY PARKING AND DETACHED GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive semi detached family home which offers excellent extended accommodation and benefits from No Onward Chain. The accommodation briefly comprises: Entrance porch, hallway, family lounge with feature fireplace, sitting room, dining room, open plan fitted kitchen with separate utility room, cloakroom/w.c, first floor landing, three bedrooms and a bathroom/w.c. Externally the property is situated on a corner plot with low maintenance gardens, driveway parking and single garage. Freehold title. Viewing highly recommended.

ENTRANCE PORCH

Accessed from the side elevation, dual aspect windows, entrance door to the hallway.

HALLWAY



With a turning stair case leading to the first floor accommodation, quarry tiled flooring, leaded window to the front elevation.

LOUNGE



Attractive family lounge with a bow leaded window to the front elevation, feature fireplace with gas fire, wall light points, dado rail.

SITTING ROOM



With a leaded bay window to the front elevation, feature fireplace with electric flame effect fire.

DINING ROOM



Open plan to the kitchen with a feature brick inset fireplace, under stairs storage cupboard.

KITCHEN



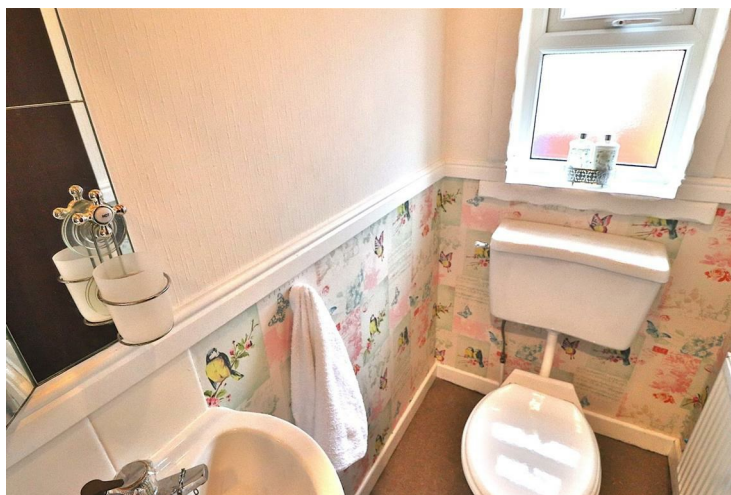
Fitted with a range of wall base and display units incorporating a double drainer stainless steel sink unit with mixer tap, cooker point, breakfast bar, part tiled walls, Upvc double glazed window to the rear elevation, external door leading to the rear garden.

UTILITY ROOM



Separate utility room with a Upvc double glazed window to the rear elevation, fitted with a stainless steel sink unit with mixer tap, plumbed for a washing machine, space for a dryer, wall mounted gas combo boiler.

CLOAKROOMW.C



Fitted with a low level w.c and corner wash hand basin with tiled splash back, Upvc double glazed window to the rear elevation, dado rail.

FIRST FLOOR LANDING



With a leaded window to the rear elevation, airing cupboard with fitted radiator, loft access.

MASTER BEDROOM



Good sized master bedroom with a leaded window to the front elevation.

BEDROOM TWO



Double bedroom with a leaded window to the front elevation.

BEDROOM THREE



Double bedroom with a leaded window to the rear elevation.

BATHROOM/W.C



Fitted with a white three piece bathroom suite comprising: Low level w.c, panelled bath with shower over and inset wash hand basin with over lighting, tiled and wood panelled walls. leaded window to the side elevation.

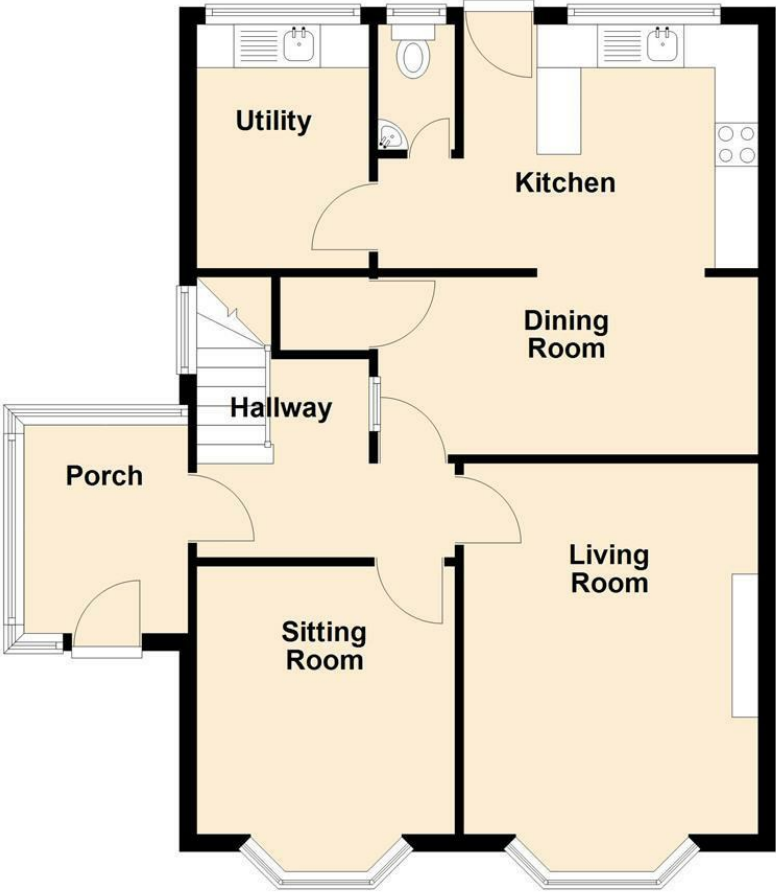
OUTSIDE



Externally the property enjoys a choice corner position with low maintenance gardens with paved and lawned areas. Off road driveway parking leads to a detached brick built single garage with up and over door, power and light.

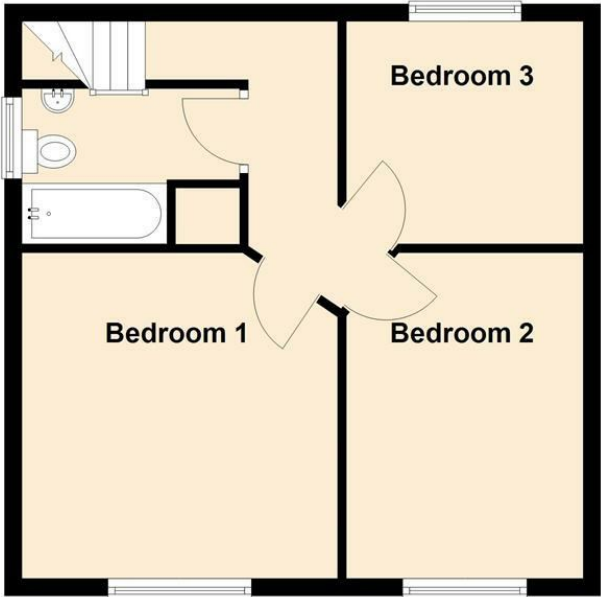
Ground Floor

Approx. 66.0 sq. metres (710.4 sq. feet)

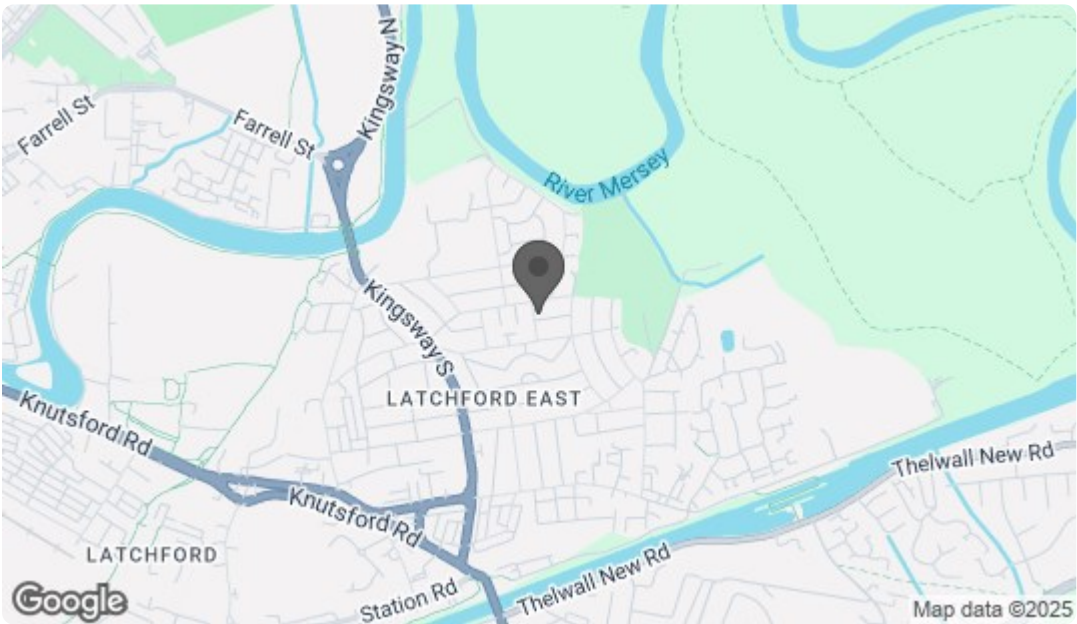


First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 107.8 sq. metres (1160.0 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		