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12 Plinston Avenue, Warrington, WA4 1QU

£190,000

FABULOUS SEMI DETACHED PROPERTY, THREE BEDROOMS, KITCHEN WITH OVEN AND GAS HOB, BATHROOM WITH BATH AND SHOWER, UPVC DOUBLE GLAZING & GAS CENTRAL HEATING, HIGHLY SOUGHT AFTER LOCATION, CLOSE TO LOCAL AMENITIES, AVAILABLE NOW, VIEWING HIGHLY RECOMMENDED.

Howell and Co. are delighted to offer to the sales market, this amazing three bedroom property located a mere five minute walk from Latchford Village, and a short drive from Warrington Town Centre, with its myriad of bars, restaurants and all its amenities. This property occupies a highly sought-after location on a quiet street, it is presented to the highest of standards.

The delightful, semi detached property offers idyllic accommodation comprising a welcoming entrance hall, connecting to a sizeable living room, leading through to a fully fitted kitchen complete with oven, hob with extractor and white good appliances. The ground floor is complete with a downstairs w.c and a useful utility room, providing access to the rear and front gardens. To the first floor, this house is complete with three good sized bedrooms, two double bedrooms and one single bedroom, and a modern bathroom complete with bath and shower facilities.

Externally, this property offers tarmaced driveway to the front elevation and a rear enclosed garden.

This property is available now and is sure to attract lots of interest! Viewing is highly recommend.

ENTRANCE HALLWAY



Accessed via Upvc double glazed front door. Stairs leading to the first floor accomodation.

FIRST FLOOR LANDING



With Upvc window double glazed window to the side elevation.

LIVING ROOM



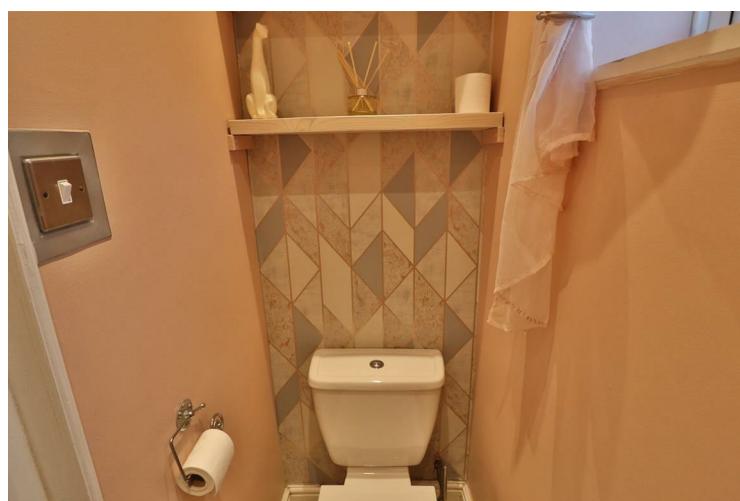
Attractive and sizeable family lounge with Upvc double glazed window to the front elevation with feature fireplace.

KITCHEN/UTILITY

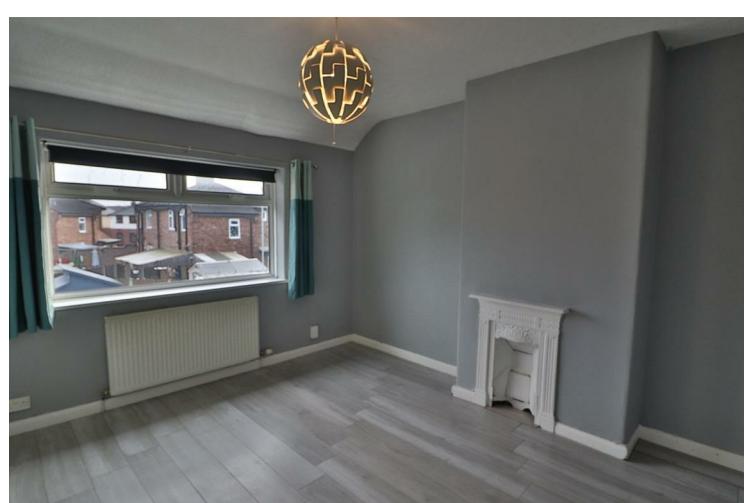


Kitchen fitted with a range of wall and base units incorporating a 1 1/2 stainless steel sink with mixer tap. Gas hob and electric oven , part tiled walls. Upvc double glazes window to rear elevation. Benefitting from the addition of adjoining utility room.

DOWNSTAIRS WC



BEDROOM ONE



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

BEDROOM TWO



Second double bedroom with Upvc double glazed window to the rear elevaiton.

BEDROOM THREE



Single bedroom with a Upvc double glazed window to the front elevation.

FAMILY BATHROOM



Fitted with wash hand basin, low level panelled bath with waterfall shower over bath. Fully tiled walls. Upvc double glazed window to rear elevation.

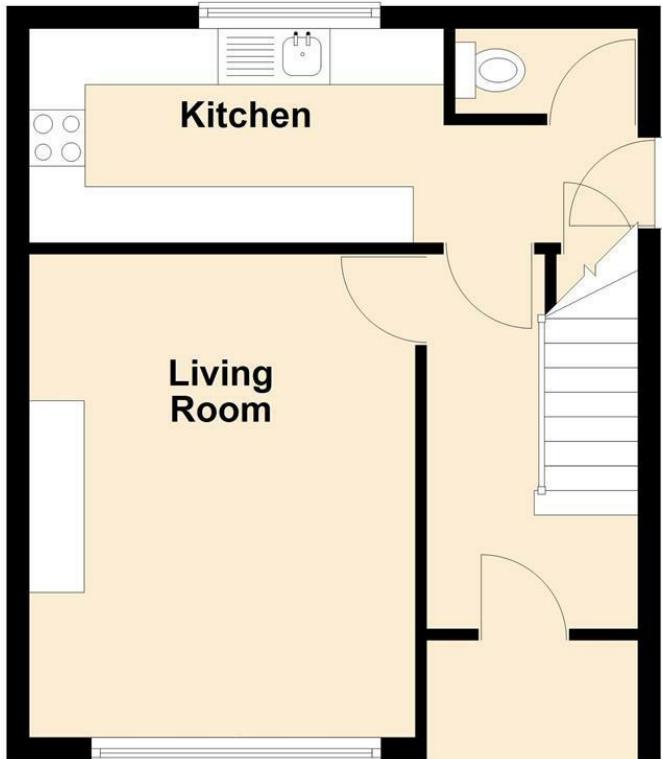
OUTSIDE AREAS



Externally the property has excellent off road parking part laid to lawn on the front elevation. Rear elevation part laid to lawn with extensive covered patio area.

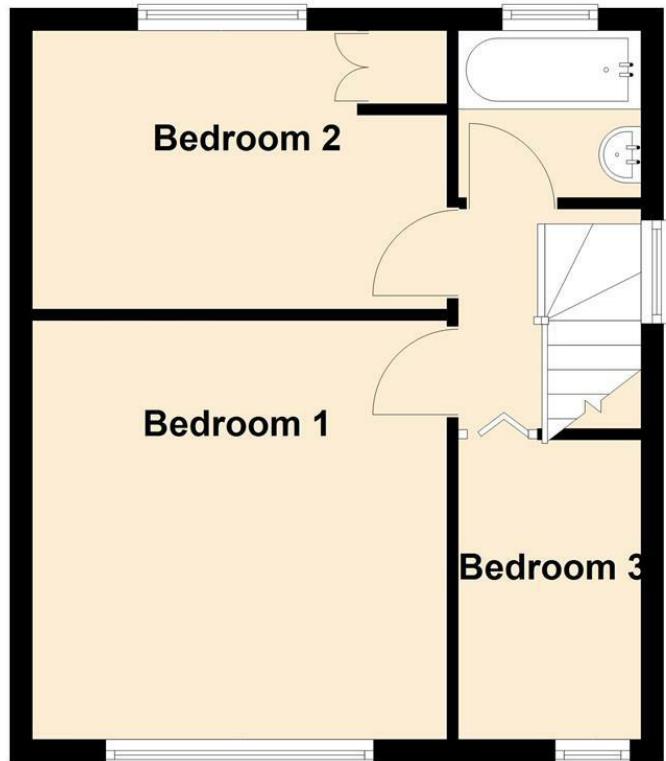
Ground Floor

Approx. 35.5 sq. metres (381.7 sq. feet)

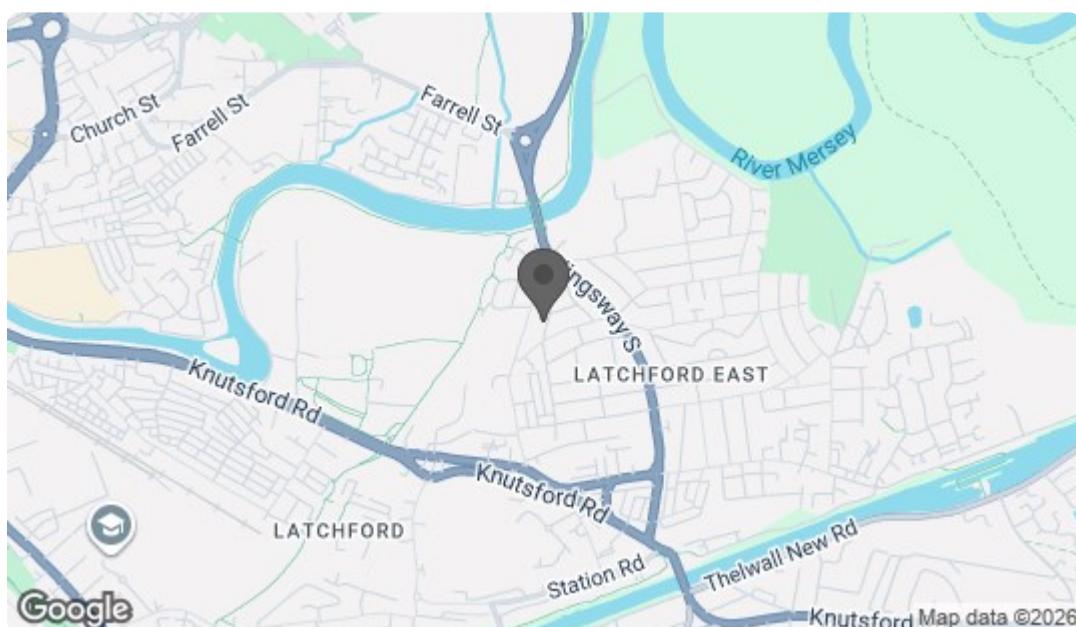


First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 69.6 sq. metres (749.7 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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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		