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**18 Richmond Avenue, Warrington, WA4 1XA**

**£130,000**

SEMI DETACHED HOUSE, THREE BEDROOMS, UPVC DOUBLE GLAZING, POPULAR LOCATION, FITTED KITCHEN WITH BUILT IN OVEN AND HOB, IDEAL FIRST TIME BUY, VIEWING RECOMMENDED.

We are delighted to offer for purchase this semi detached property which is located in a popular location and benefits from Upvc double glazing. The accommodation briefly comprises: Entrance hallway, family lounge with a feature fireplace, dining kitchen with built in oven and hob and French doors leading to the rear garden, first floor landing, three bedrooms (bedroom one with fitted wardrobes) and a shower room/w.c. Externally the property has excellent off road parking along with an enclosed rear garden. Ideal First Time Buy.



## ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

## LOUNGE



With a Upvc double glazed window to the front elevation, wood laminate flooring, feature fireplace with inset electric fire, coved ceiling.

## DINING KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in double electric oven and gas hob with extractor above, plumbed for dishwasher and washing machine, Upvc double glazed French doors leading out to the rear garden.

## FIRST FLOOR LANDING

With loft access, Upvc double glazed window to the side elevation.

## BEDROOM ONE



With a range of fitted wardrobes, wood laminate flooring, Upvc double glazed window to the front elevation.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, wood laminate flooring.

## BEDROOM THREE



With a Upvc double glazed window to the front elevation, wood laminate flooring.

## SHOWER ROOM/W.C



Fitted with a low level w.c, wash hand basin with built in storage under and wall in shower enclosure, part tiled walls, Upvc double glazed window to the rear elevation, inset ceiling spot lighting.

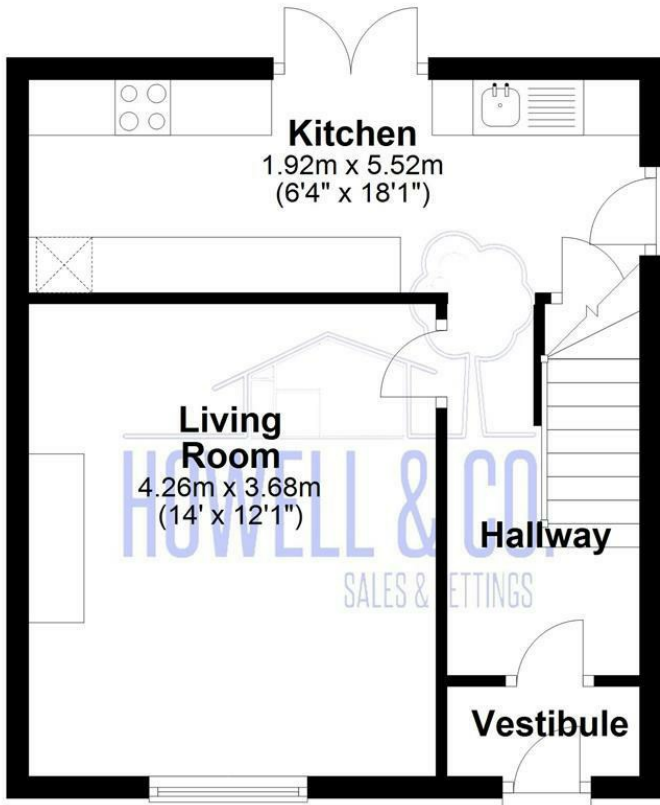
## OUTSIDE



Externally the property has excellent off road gravelled parking with gate access to the rear. The rear garden is partly laid to lawn with a raised decked area and garden shed.

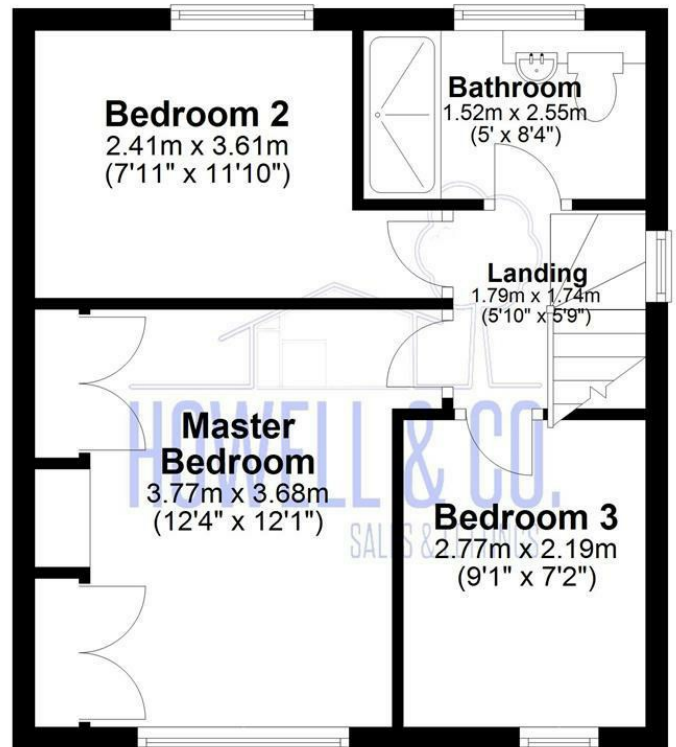
## Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



## First Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 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	