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## 17 Hawthorne Grove, Warrington, WA4 1EA

**Offers In Excess Of £180,000**

ATTRACTIVE MID TERRACED PROPERTY, THREE BEDROOMS, EXTENDED ACCOMMODATION, EXCELLENT SIZED ACCOMMODATION, OPEN PLAN LOUNGE/DINING ROOM, STUDY AREA, KITCHEN WITH BUILT IN OVEN AND HOB, NO ONWARD CHAIN, FRONT AND REAR GARDENS, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid terraced property which is situated in a sought after location and offers excellent extended accommodation. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, study area, open plan lounge/dining room with French doors leading to the rear garden, fitted kitchen with built in oven and hob, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations. Viewing highly recommended.



## ENTRANCE PORCH



Accessed via a Upvc double glazed front door.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

## STUDY AREA



Opening through to the lounge area.

## OPEN PLAN LOUNGE/DINING ROOM



Impressive open plan living space with Upvc double glazed windows to the front and side elevations, Upvc double glazed French doors leading to the rear garden, feature inset fireplace, wood laminate flooring, inset ceiling spot lighting, coved ceiling.

## 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 gas hob with extractor above, plumbed for a washing machine and dishwasher, space for a dryer, part tiled walls, panelled ceiling, Upvc double glazed window and exterior door to the rear elevation.

## FIRST FLOOR LANDING

## MASTER BEDROOM



With a Upvc double glazed window to the front elevation, built in storage housing a combi boiler, wood laminate flooring.

## BEDROOM TWO



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

## BEDROOM THREE



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

## BATHROOM W.C.



Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c, and panelled bath with shower over, tiled walls, Upvc double glazed window to the front elevation.

## OUTSIDE

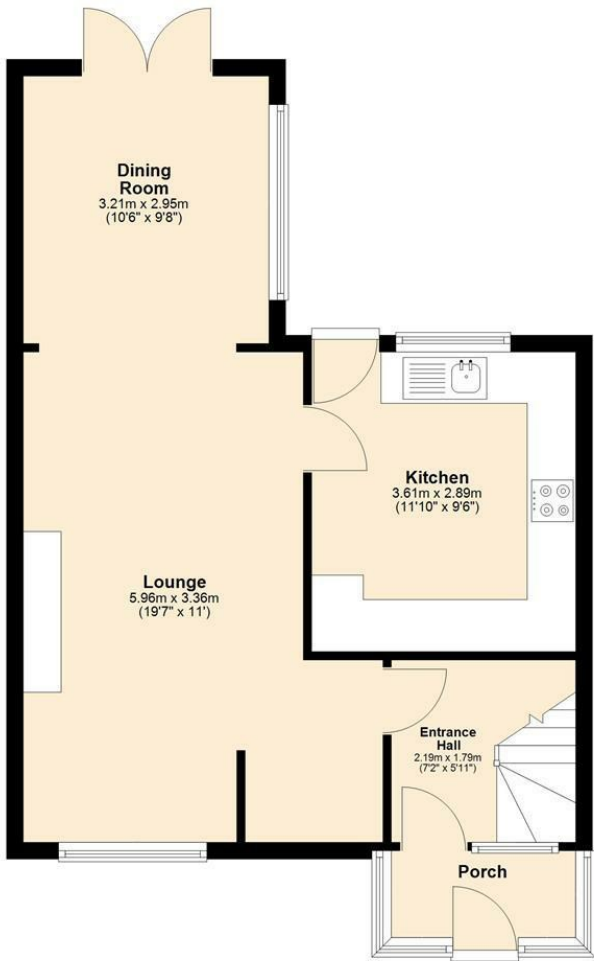


Externally the property has garden areas to the front and rear elevations, the front garden is mainly laid to lawn, the rear garden is low maintenance with rear gate access and summer house.



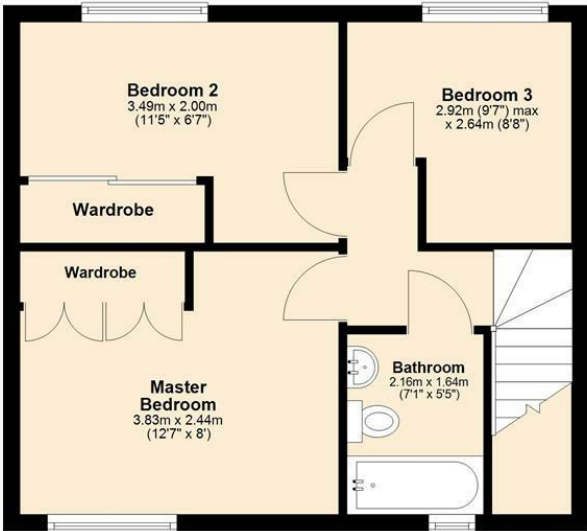
Ground Floor

Approx. 49.1 sq. metres (529.0 sq. feet)

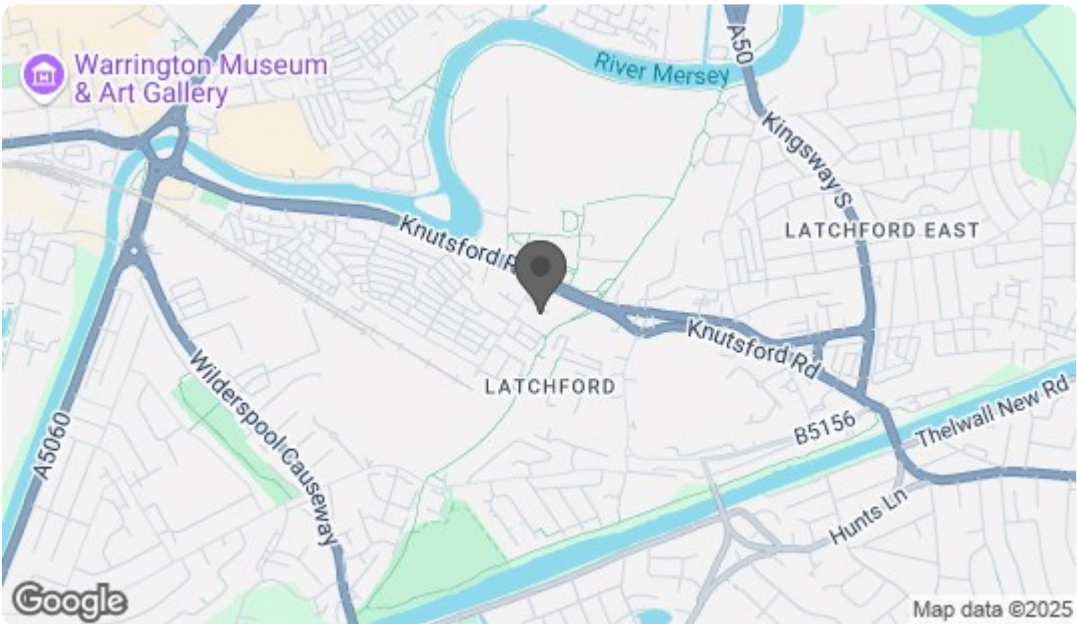


First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 88.6 sq. metres (953.6 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                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| 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   |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |