

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



148 Hood Lane North, Warrington, WA5 1HF

Offers In Excess Of £250,000

STUNNING PERIOD PROPERTY, THREE DOUBLE BEDROOMS, FABULOUS MIX OF CONTEMPORARY AND ORIGINAL FEATURES, KITCHEN WITH INTEGRATED APPLIANCES, HIGHLY SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, WITHIN EASY REACH OF MOTORWAY AND RAIL NETWORKS, ATTRACTIVE GARDENS, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning period property which really has the wow factor and offers a fabulous mix of contemporary and original features. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway with Minton tiled flooring, bay fronted family lounge with original slate fireplace with inset "Log Burning" stove, open plan dining/family/kitchen area with French doors to the rear garden and integrated kitchen appliances, first floor landing, three double bedrooms and a bathroom/w.c. Externally the property has attractive gardens to the front and rear elevations. The rear garden is a particular feature with a paved patio area, raised brick flower bed, wood store, brick built outbuilding, artificial lawn, decked seating area and rear gate access. Viewing highly recommended.

ENTRANCE HALLWAY



With original Minton tiled flooring, stairs leading to the the first floor accommodation, coved ceiling, dado rail, under stairs recess area.

FAMILY LOUNGE



Stunning family lounge with a bay to the front elevation with Upvc double glazed sashed windows, original slate fireplace with inset cast iron "Log Burning" stove, coved ceiling, wood laminate flooring.

DINING AREA



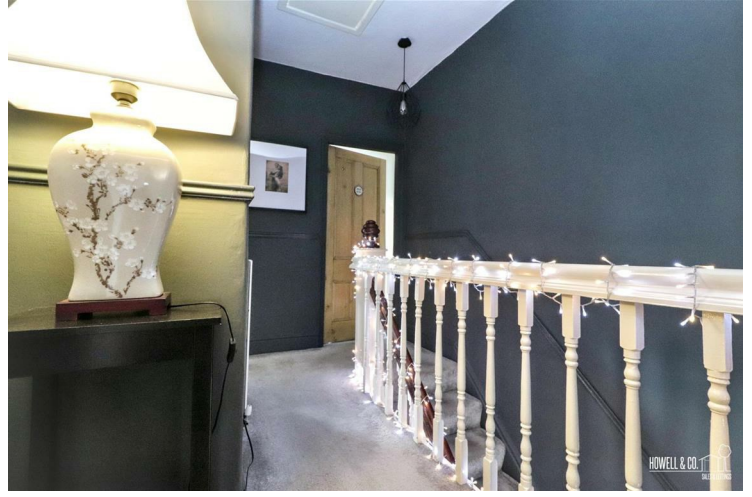
Excellent open plan dining/family area leading through to the kitchen with Upvc double glazed French doors opening to the rear garden, ceramic tiled flooring, wall lighting.

KITCHEN AREA



Fabulous contemporary fitted kitchen with integrated appliances and built in stainless steel double oven and gas hob with extractor above, part tiled walls, ceramic tiled flooring, Upvc double glazed window over looking the rear garden.

FIRST FLOOR LANDING



Dado rail, loft access.

MASTER BEDROOM



Impressive master bedroom with a Upvc double glazed window to the front elevation, original cast iron fire place.

BEDROOM TWO



With a Upvc double glazed window to the rear elevation, original cast iron fireplace.

BEDROOM THREE

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

BATHROOM/W.C



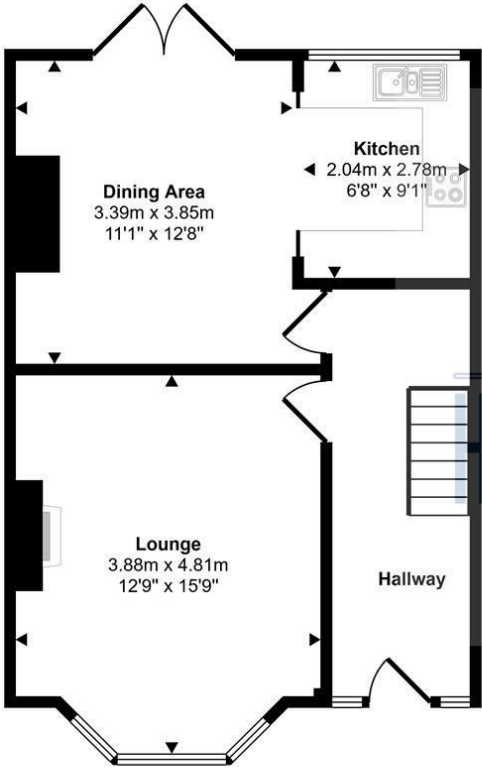
Fitted with a wall mounted wash hand basin with under storage unit, low level w.c and panelled bath with shower over, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE

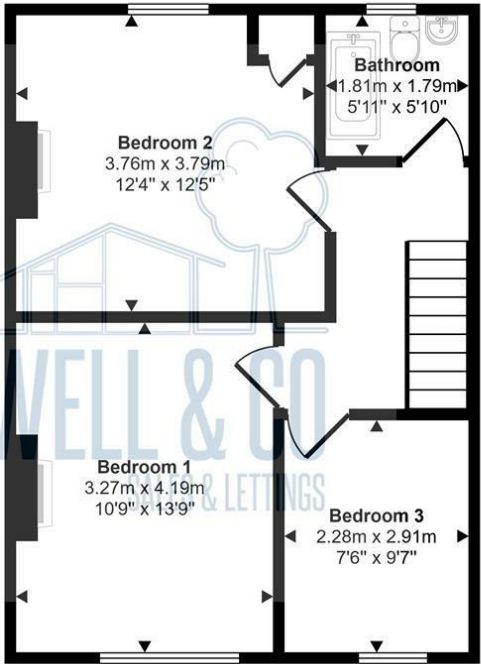


Externally the property has attractive gardens to the front and rear elevations. The rear garden is a particular feature with a paved patio area, raised brick flower bed, wood store, brick built outbuilding, artificial lawn, decked seating area and rear gate access.

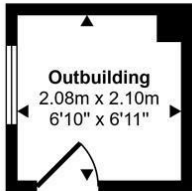
Approx Gross Internal Area
98 sq m / 1053 sq ft



Ground Floor
Approx 47 sq m / 510 sq ft

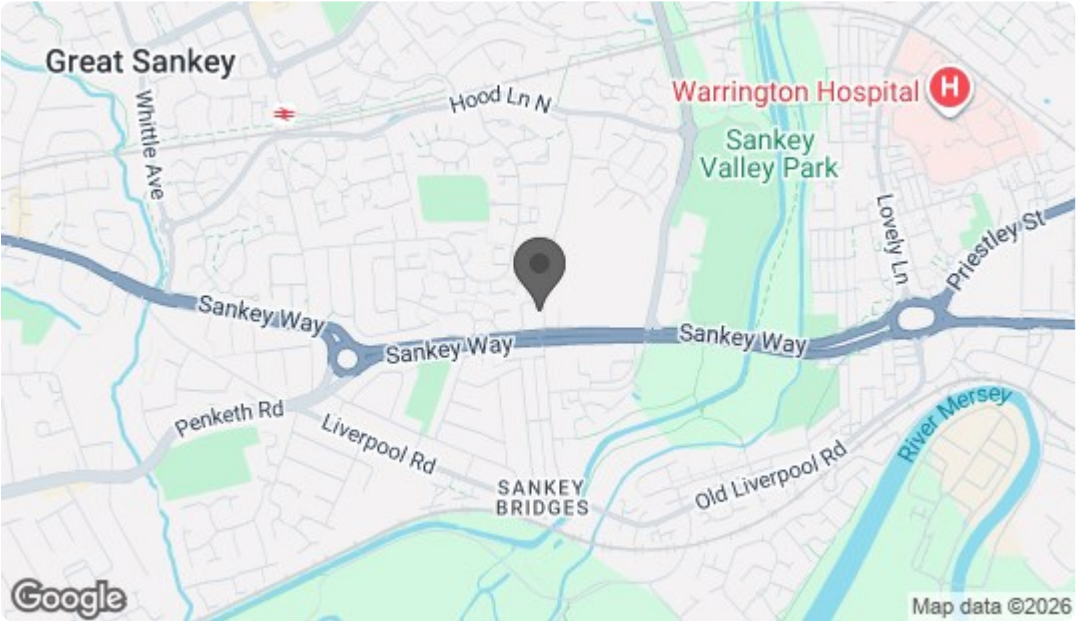


First Floor
Approx 46 sq m / 497 sq ft



Outbuilding
Approx 4 sq m / 47 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(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		