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5 Rock Road, Warrington, WA4 1QG

£169,950

END TERRACED PROPERTY | TWO DOUBLE BEDROOMS | NO CHAIN | GARAGE

Howell and Co are delighted to offer for sale this larger than average end terraced property, situated in a desirable and convenient location. Well presented throughout, the property would make an ideal purchase for first time buyers, couples or investors and is offered for sale with no onward chain. The accommodation briefly comprises an entrance hallway, a lovely spacious and wide lounge, and a large fitted kitchen with integrated appliances and dining area. To the first floor there are two generous double bedrooms, both benefiting from storage, together with a family bathroom fitted with a white three-piece suite. Externally, the property boasts a good-sized rear yard with a decked area, providing an excellent space for outdoor seating and entertaining. A garage is accessed via the rear alleyway, offering useful additional storage, an EV charger and the potential for off-road parking if required. The property is conveniently positioned within walking distance of local amenities and is also within easy reach of excellent motorway networks, making it ideal for commuters. Viewing is highly recommended to appreciate the size, presentation and location this property has to offer.

OUTSIDE



GARAGE



LOUNGE



KITCHEN/DINER



BEDROOM 1



BEDROOM 2

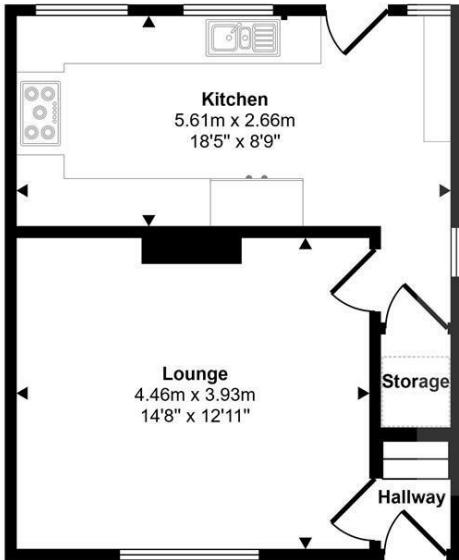


BATHROOM

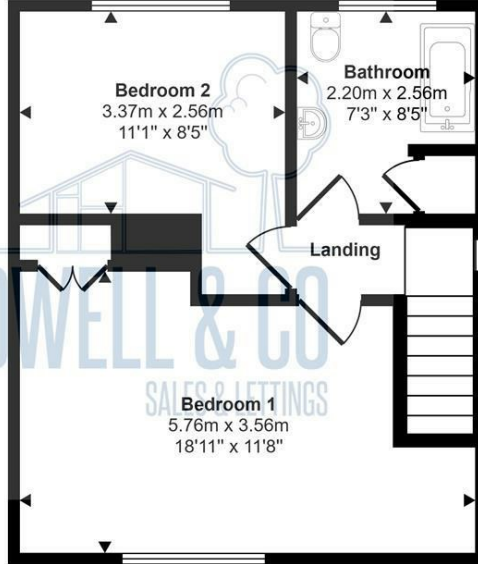


FIRST FLOOR LANDING

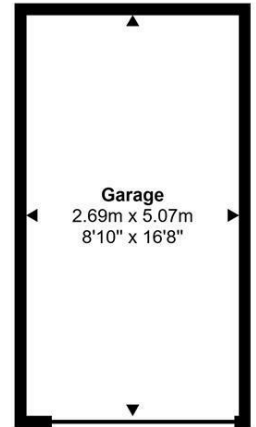
Approx Gross Internal Area
90 sq m / 973 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft



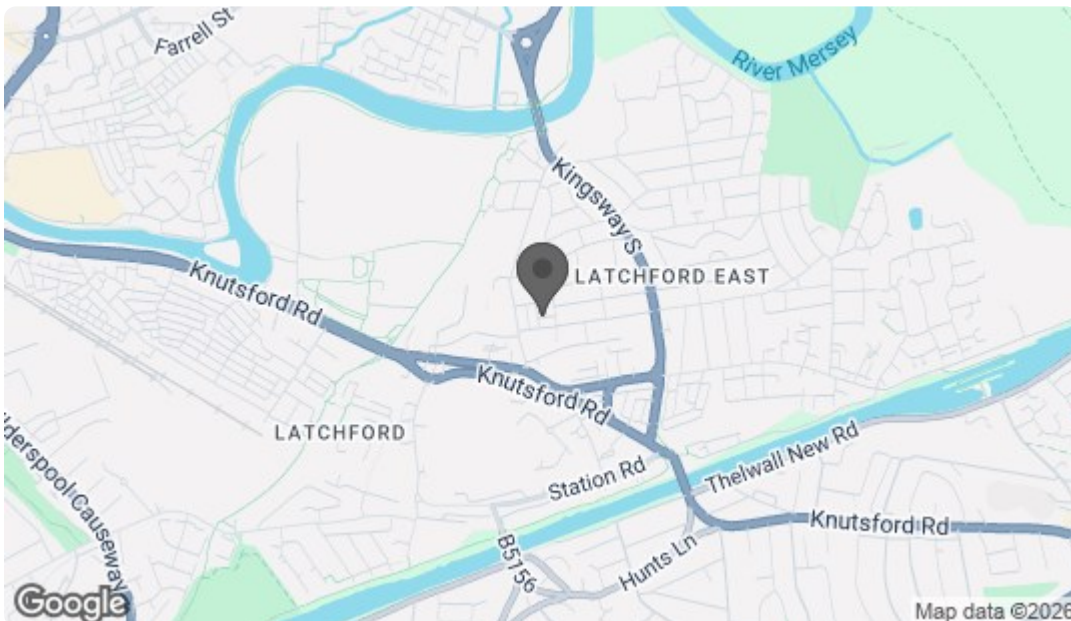
First Floor
Approx 39 sq m / 423 sq ft



Garage
Approx 14 sq m / 147 sq ft

Denotes head height below 1.5m

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		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		