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HOWELL & CO.
SALES & LETTINGS

49 Hawthorne Grove, Warrington, WA4 2UH

£285,000

ATTRACTIVE MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, STUDY, HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE VILLAGE CENTRE, NO ONWARD CHAIN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, GARDEN FRONTED AND REAR COURTYARD AREA, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive garden fronted mid terraced property which is situated in a highly sought after location close to Stockton Heath village centre. With the benefit of No Onward Chain the accommodation briefly comprises: Entrance hallway, bay fronted lounge with a feature fireplace, separate dining room, fitted kitchen with built in oven and hob, first floor landing, two double bedrooms, study and family bathroom with separate shower enclosure. Externally the property has a garden area to the front elevation and an enclosed courtyard area to the rear. Viewing highly recommended.

ENTRANCE HALLWAY

Accessed via a double glazed front door, picture rail coved ceiling, stairs leading to the first floor accommodation.

LOUNGE

Good sized family lounge with a bay Upvc double glazed window to the front elevation, picture rail, coved ceiling, feature fire place.

DINING ROOM

Good sized separate dining room with exposed wood flooring, dado rail, coved ceiling, under stairs storage cupboard, Upvc double glazed window to the rear elevation.

KITCHEN

Fitted with a range of wall, base and display units incorporating a sink unit with mixer tap, built in electric oven and gas hob with extractor above, part tiled walls, quarry tiled floor, plumbed for a washing machine, dual aspect Upvc double glazed windows to the side and rear elevations exterior door leading to the rear courtyard area.

FIRST FLOOR LANDING

With loft access.

MASTER BEDROOM

With a Upvc double glazed window to the front elevation, exposed wood flooring, original cast iron fireplace.

BEDROOM TWO

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

STUDY

With a Upvc double glazed window to the rear elevation.

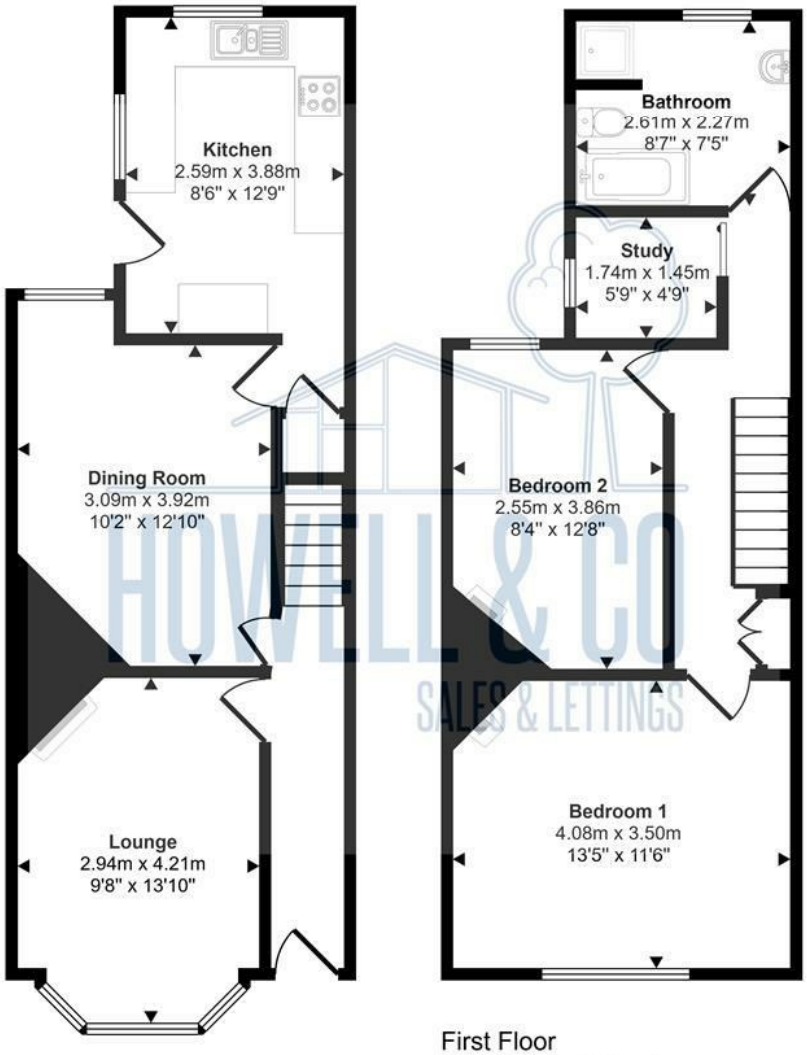
BATHROOM/W.C

Fitted with a low level w.c, panelled bath, pedestal wash hand basin and separate walk in shower enclosure, part tiled walls, Upvc double glazed window.

OUTSIDE

Externally the property has a garden area to eth front elevation and an enclosed paved courtyard with raised borders and rear gate access.

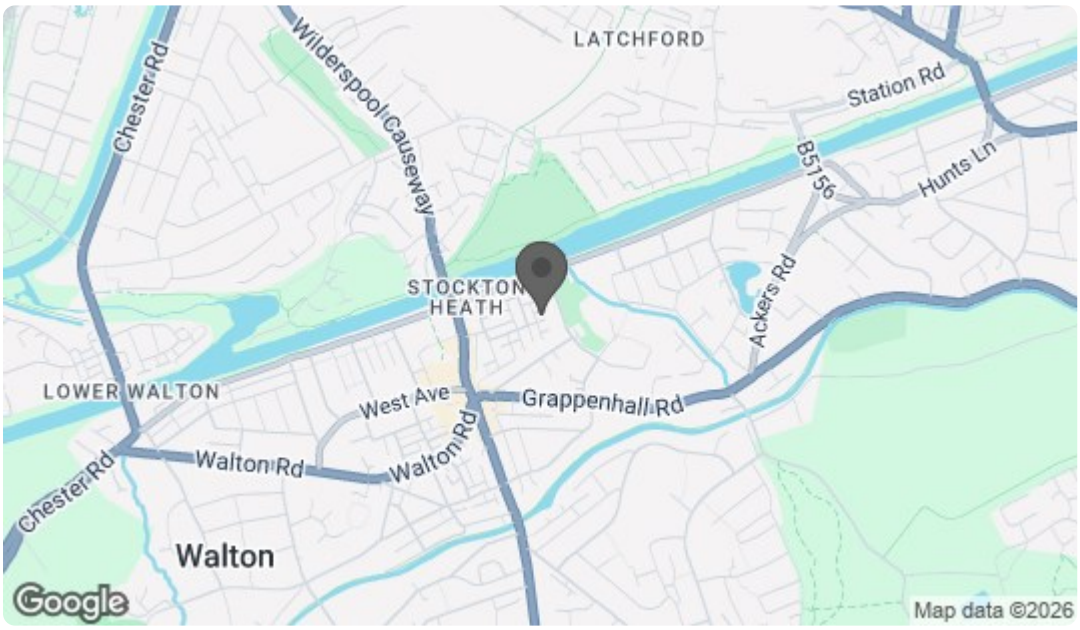
Approx Gross Internal Area
84 sq m / 904 sq ft

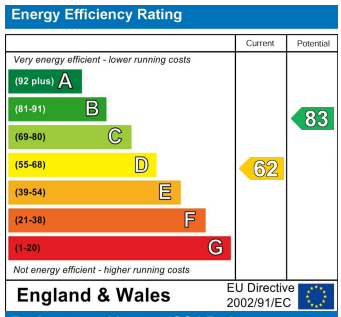


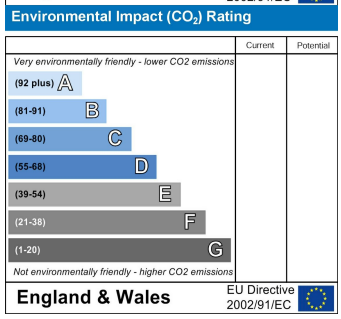
First Floor
Approx 41 sq m / 446 sq ft

Ground Floor
Approx 43 sq m / 458 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.







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