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## **33 Liverpool Road, Warrington, WA5 1EG**

### **Offers In The Region Of £135,000**

MID TERRACED HOUSE, TWO BEDROOMS, STUDY, MODERN KITCHEN WITH INTEGRATED APPLIANCES, NO ONWARD CHAIN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, IDEAL FIRST TIME BUY. VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this mid terraced house which is situated in a sought after location and benefits from No Onward Chain. With Upvc double glazing and gas central heating the accommodation briefly comprises: Lounge with feature inset fireplace, dining kitchen with integrated appliances, utility area, first floor landing, two bedrooms, study and a bathroom/w.c with separate shower enclosure. Externally the property has an enclosed rear courtyard with gate access. Good sized shed in rear yard with connected power. Ideal First Time Buy. Viewing Highly Recommended.

## ENTRANCE VESTIBULE

### LOUNGE



With a Upvc double glazed window to the front elevation, stairs leading to the first floor accommodation, tiled floor, feature inset fireplace, wall light points, coved ceiling.

### DINING KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in electric oven and gas hob with extractor above, integrated dishwasher, fridge and freezer, part tiled walls, Upvc double glazed windows to the rear elevation, door leading to the utility area.

### UTILITY AREA

Plumbed for a washing machine, Upvc double glazed window and exterior door leading to the rear courtyard.

### FIRST FLOOR LANDING

## MASTER BEDROOM



With two Upvc double glazed windows to the front elevation, coved ceiling a picture rail, storage cupboard.

## BEDROOM TWO



With a Upvc double glazed window to the rear elevation, coved ceiling.

## STUDY

With a Velux window.

## BATHROOM W/C.



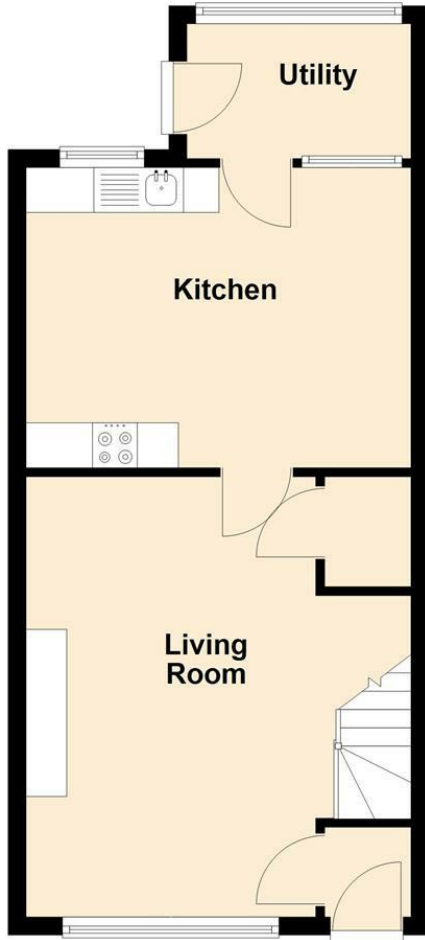
Fitted with a low level w.c, pedestal wash hand basin, panelled bath and shower enclosure, tiled walls, coved ceiling, Upvc double glazed window to the rear elevation.

## OUTSIDE

Externally the property has an enclosed rear courtyard area with gate access. Good sized shed in rear yard with connected power.

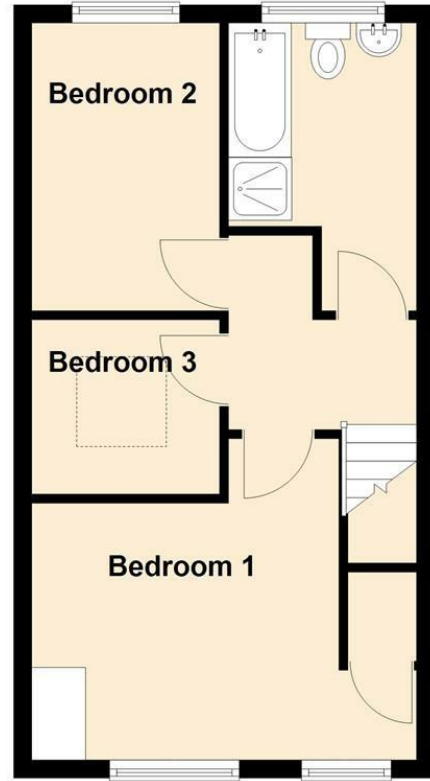
### Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)

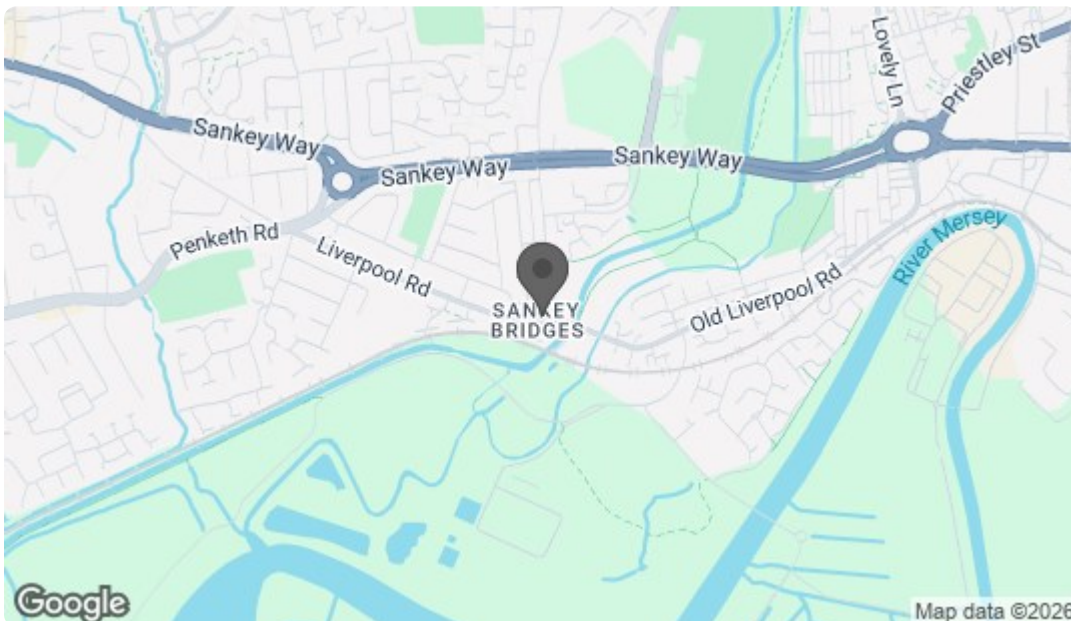


### First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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