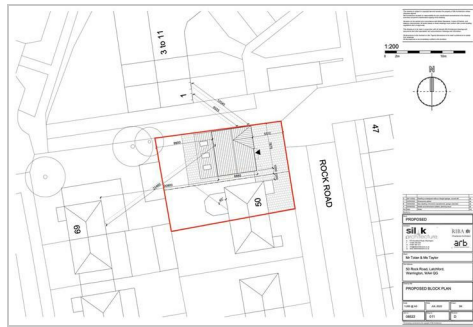
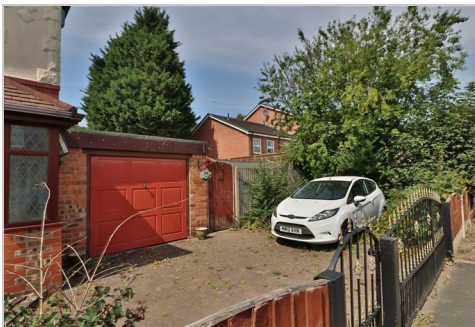


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

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50 Rock Road, Warrington, WA4 1QG

Offers In The Region Of £215,000

TRADITIONAL SEMI DETACHED HOUSE, THREE BEDROOMS, LARGE PLOT WITH PLANNING PERMISSION GRANTED FOR A THREE BEDROOM DETACHED HOUSE, SOUGHT AFTER LOCATION, ATTACHED SINGLE GARAGE, DOUBLE GLAZING, VIEWING HIGHLY RECOMMENDED.
PROPERTY TO BE SOLD WITH TENANT IN SITU.

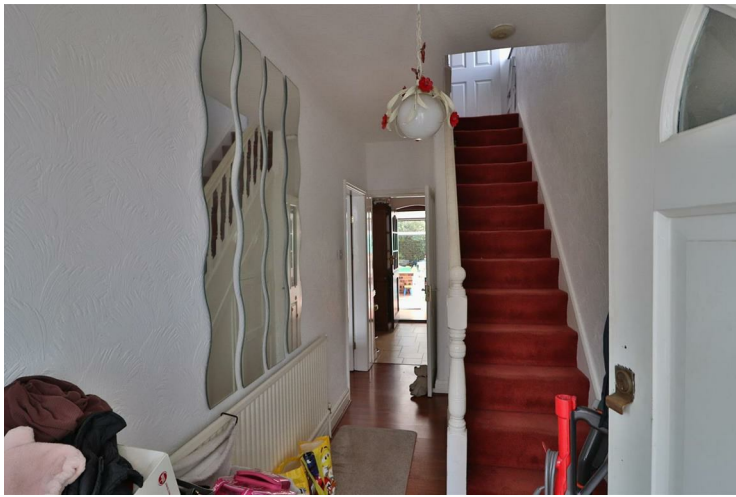
We are delighted to offer for purchase this traditional semi detached property which is situated in a sought after location and is positioned on a large plot with planning permission granted for a three bedroom detached house. Benefiting from gas central heating and double glazing, the accommodation briefly comprises: Entrance hallway, lounge, open plan dining room, kitchen, conservatory, first floor landing, three bedrooms and a bathroom/w.c. Externally the property is situated on a large plot with planning permission for the construction of a three bedroom detached property. Please enquire for further details.

ENTRANCE PORCH



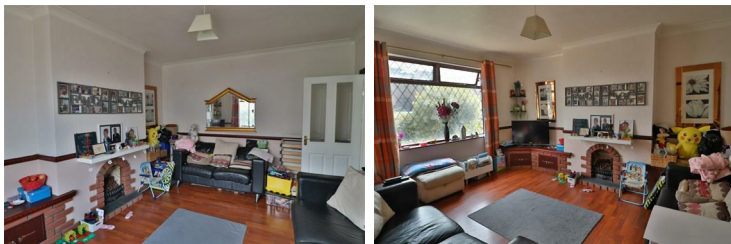
Accessed via a Upvc double glazed door, Upvc double glazed windows.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, wood laminate flooring under stairs storage cupboard.

LOUNGE



With a leaded Upvc double glazed window to the front elevation, coved ceiling, dado rail, feature inset fireplace with "Living Flame" gas fire.

KITCHEN



Fitted with a range of wall and base units incorporating a

stainless steel sink unit with mixer tap, built in electric double oven and gas hob with extractor above, breakfast bar, ceramic tiled floor, window to the rear elevation, part tiled walls, inset ceiling spot lighting, feature beamed ceiling, door leading to the conservatory.

CONSERVATORY



Upvc double glazed conservatory with French doors leading to the rear garden, wood laminate flooring.

FIRST FLOOR LANDING



With a window to the side elevation, loft access.

MASTER BEDROOM



With a window to the front elevation, wood laminate flooring.

BEDROOM TWO



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

BEDROOM THREE



With a window to the front elevation, wood laminate flooring.

BATHROOM/W.C

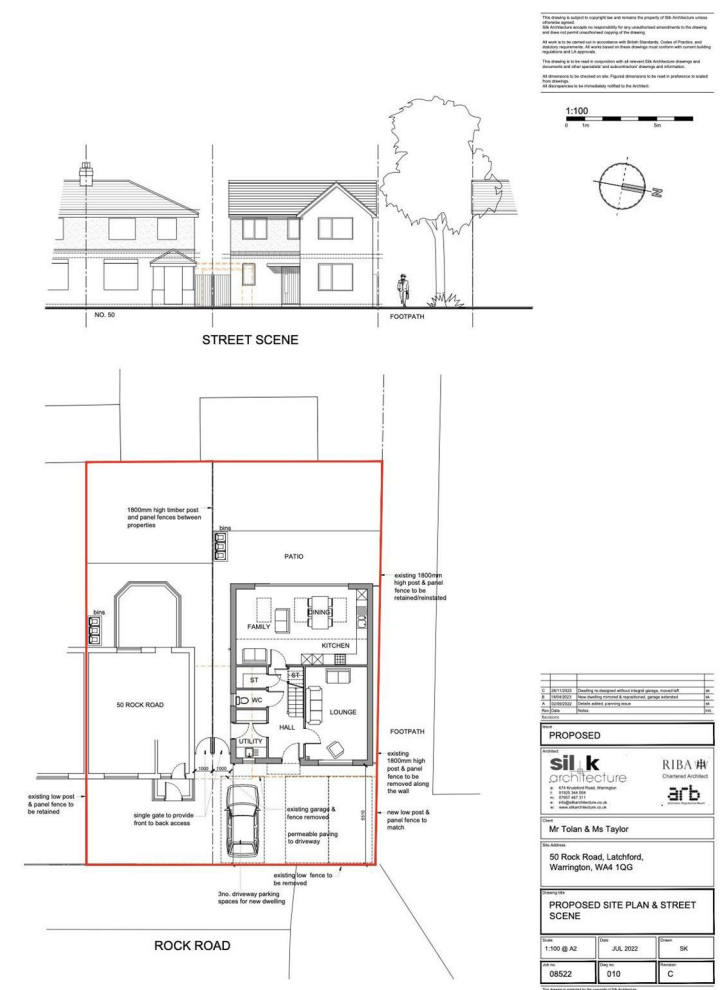
Fitted with a a low level w.c, pedestal wash hand basin and panelled bath with shower over, part tiled walls, window to side elevation, wood laminate flooring.

OUTSIDE

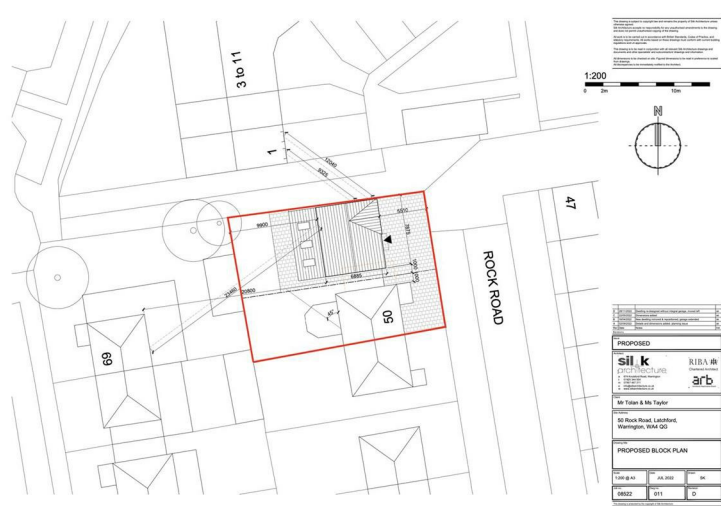


Externally the property is situated on a large plot with planning permission for the construction of a three bedroom detached property.

PROPOSED STREET SCENE



ARIEL ELEVATIONS



PROPOSED PLANS AND ELEVATIONS

3 bedrooms, 4 person dwelling
GFA: 113.1 m² / 1217 sq ft

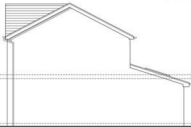
Architectural drawings prepared for the purpose of obtaining a building consent under the Resource Management Act 1991.
These drawings are not to be used for any other purpose without the written consent of the architect.
The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by any other person.
The architect is not responsible for the accuracy of the information provided by any other person.
The architect is not responsible for the accuracy of the information provided by any other person.



FRONT ELEVATION
(EAST)



SIDE ELEVATION
(SOUTH)



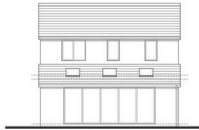
SIDE ELEVATION
(NORTH)



GROUND FLOOR



FIRST FLOOR



REAR ELEVATION
(WEST)

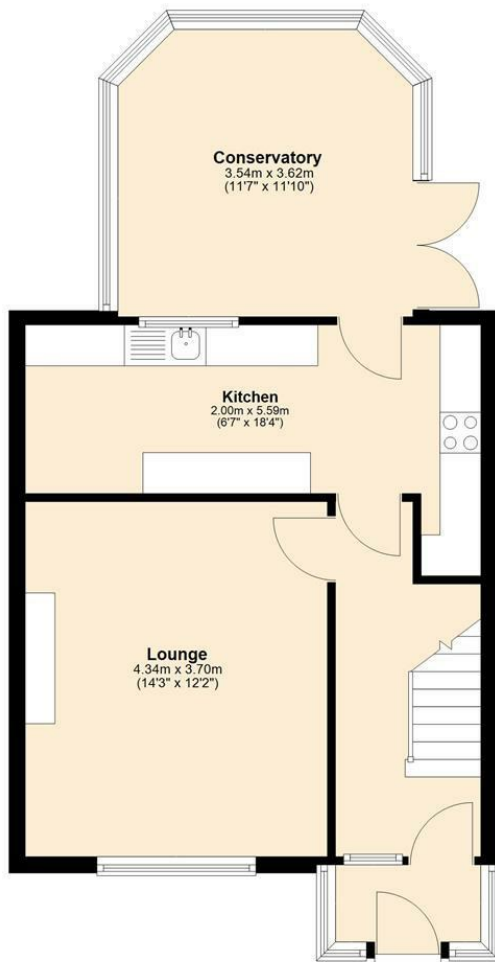
1:100



1	PROPOSED		
2	sil k	RIBA 46	
3	architects	Chartered Institute	
4	100 RIVER STREET, LONDON, SE1 1AA	arb	
5	020 7463 1000		
6	www.silkarchitects.co.uk		
7	Mr Tolan & Ms Taylor		
8	50 Rock Road, Letchford,		
9	Warminster, WIM 0G		
10			
11	PROPOSED PLANS & ELEVATIONS		
12			
13	1:100 @ A3	1:100 @ A3	1:100 @ A3
14	PLAN	PLAN	PLAN
15	08/22	029	C

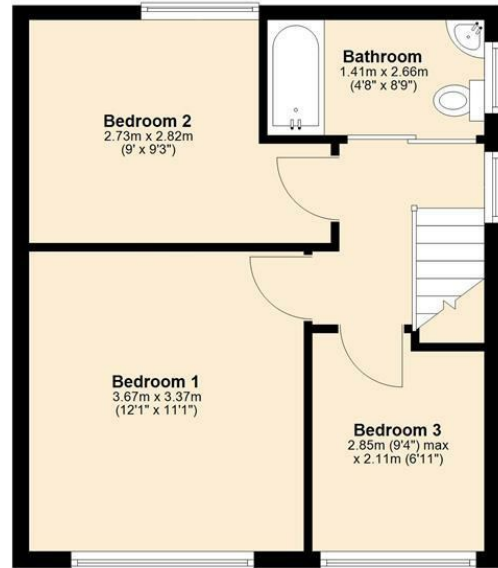
Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)

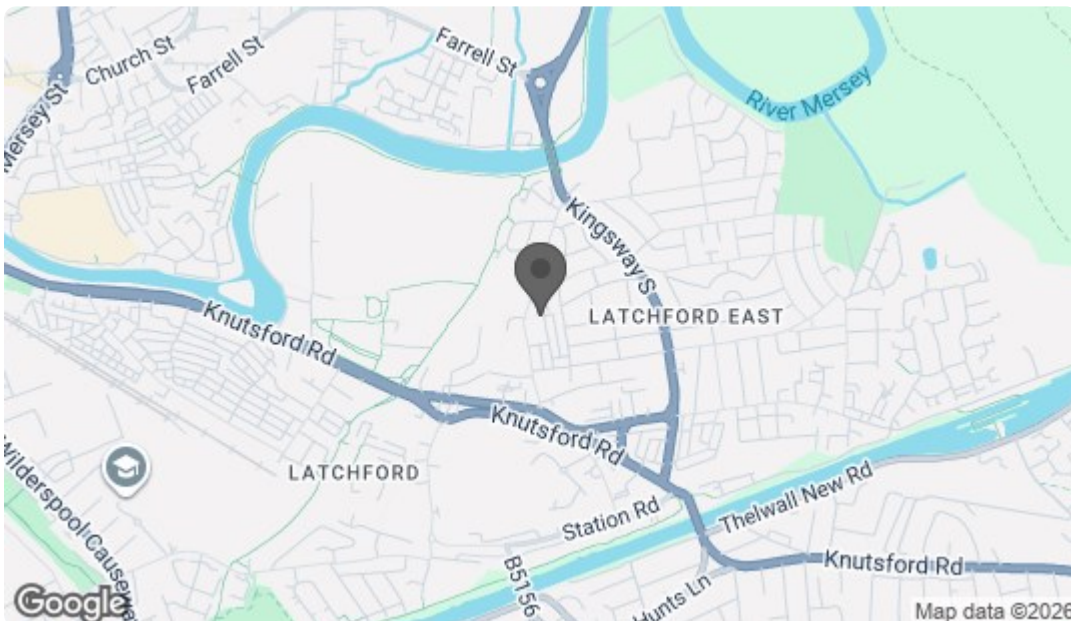


First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 87.3 sq. metres (940.2 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		
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