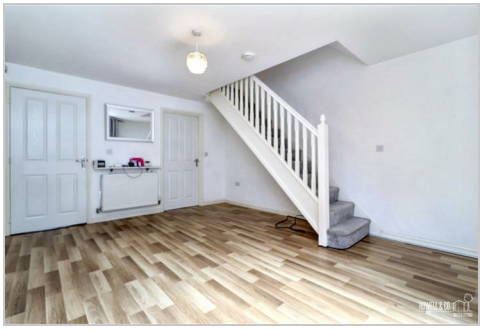
759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel **01925 417091**
Email **info@howellandco.co.uk**

www.howellandco.co.uk

HOWELL & CO.
SALES & LETTINGS



8 Edale Close, Warrington, WA1 2GR

Asking Price £178,000

FABULOUS MID TOWN HOUSE, TWO BEDROOMS, LOUNGE/DINING ROOM, NO ONWARD CHAIN, SOUGHT AFTER LOCATION, TWO PARKING SPACES, IDEAL FIRST TIME BUY. KITCHEN WITH BUILT IN OVEN AND HOB, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous mid town house which is located at the head of a cul-de-sac in this highly sought after location. Benefiting from "No Onward Chain", Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, fitted kitchen with built in oven and hob, spacious open plan lounge dining room with French Doors opening onto the patio and low maintenance garden. To the first floor are two bedrooms with the master being particularly generous, both are served by a three piece white bathroom suite. Externally the property is approached over a paved pathway with adjacent lawned garden. To the rear is an enclosed private garden with a paved patio. Viewing Highly Recommended.

ENTRANCE HALLWAY

CLOAKROOM/W.C

Fitted with a low level w.c and wash hand basin.

OPEN PLAN LOUNGE/DINING ROOM

Attractive open plan lounge/dining room with stairs leading to the first floor accommodation, wood laminate flooring, Upvc double glazed French doors leading out to the rear garden.

KITCHEN

Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and gas hob with stainless steel back plate and over head extractor, plumbed for a washing machine, Upvc double glazed window to the front elevation.

FIRST FLOOR LANDING

MASTER BEDROOM

With a Upvc double glazed window to the rear elevation.

BEDROOM TWO

With a Upvc double glazed window to the front elevation.

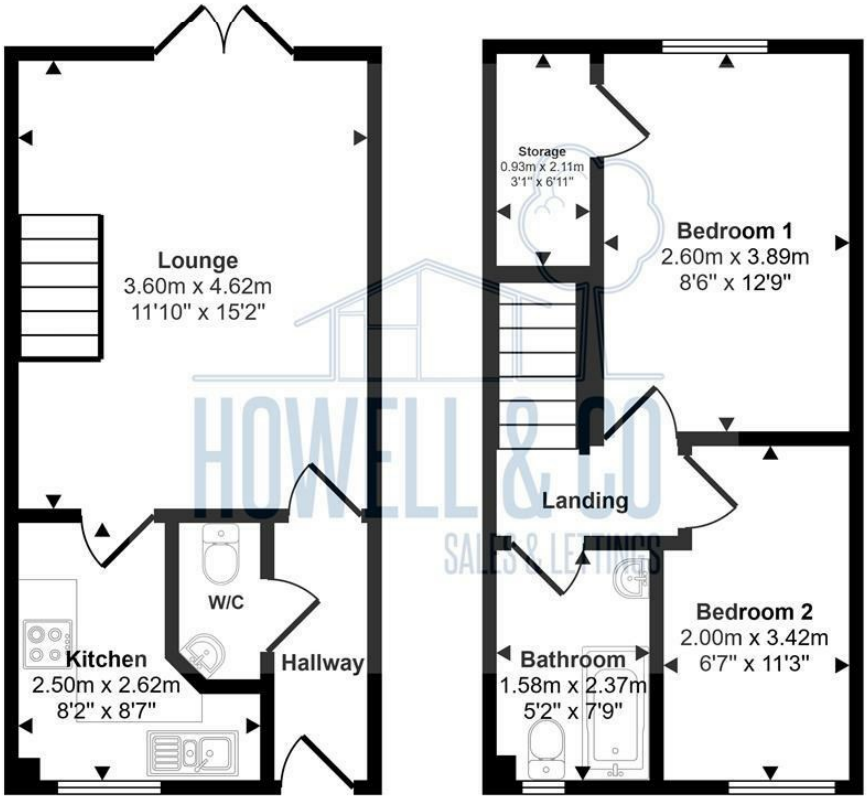
BATHROOM/W.C

Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over., part tiled walls, Upvc double glazed window to the front elevation.

OUTSIDE

The property has gardens to the front and rear elevations which are mainly laid to lawn with patio. Off road parking is provided with two allocated parking spaces.

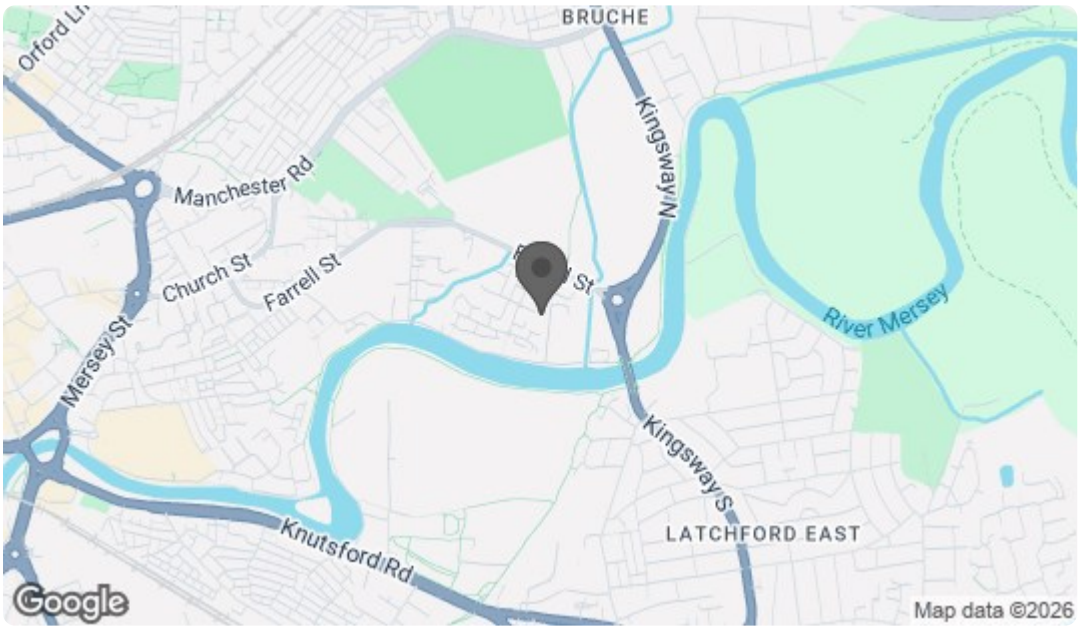
Approx Gross Internal Area
54 sq m / 583 sq ft

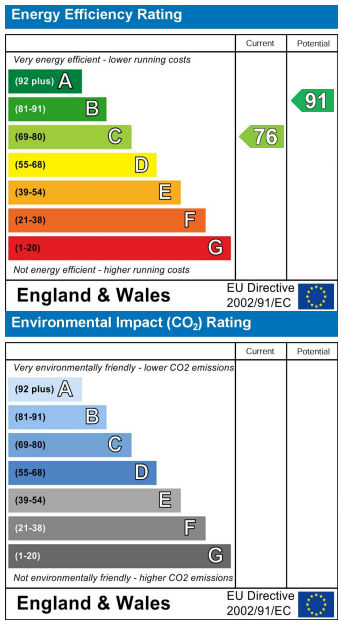


Ground Floor
Approx 27 sq m / 287 sq ft

First Floor
Approx 28 sq m / 297 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.





PRS Property Redress Scheme
propertyfinder.com
rightmove
Zoopla.co.uk
Smarter property search