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48 Wash Lane, Warrington, WA4 1JD

£250,000

SEMI-DETACHED HOUSE | THREE BEDROOMS | CONSERVATORY | GARAGE | SOUGHT AFTER LOCATION |

Howell and Co are delighted to offer for purchase this well-positioned semi-detached property, situated in a sought-after location and benefiting from gas central heating and UPVC double glazing. The property offers well-proportioned accommodation arranged over two floors and would make an ideal home for a range of buyers.

The accommodation briefly comprises: entrance hallway, spacious lounge with "Living Flame" gas fire, dining kitchen with built-in oven and hob, and a bright conservatory/sun lounge. To the first floor there are three bedrooms and a shower room/WC.

Externally, the property benefits from gardens to both the front and rear, providing useful outdoor space. A garage is also included, located via a separate access road.

The property is freehold and viewing is highly recommended to appreciate the accommodation and location on offer.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



LOUNGE



SHOWER ROOM



KITCHEN/DINER



SUN ROOM



BEDROOM THREE



BEDROOM TWO



BEDROOM ONE



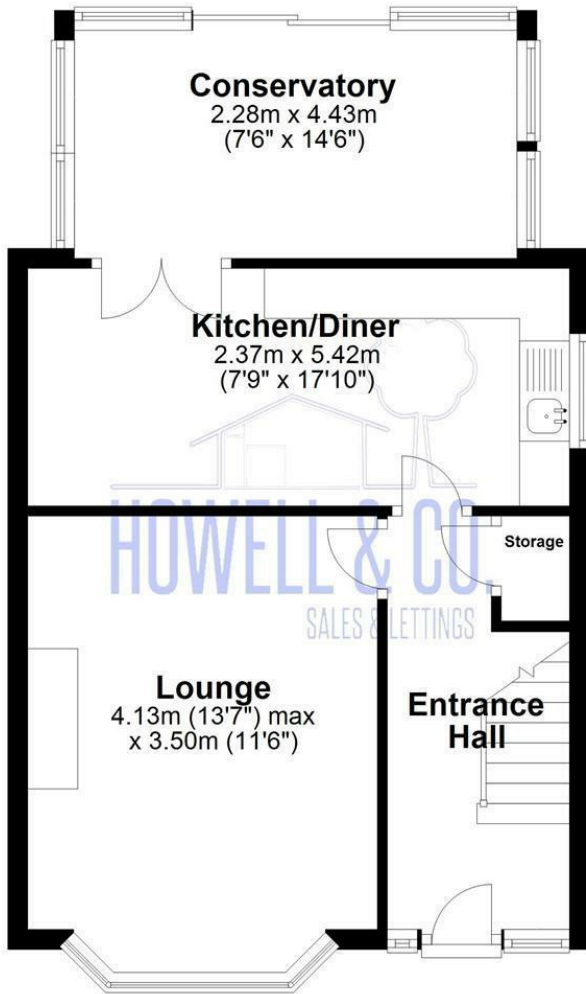
OUTSIDE



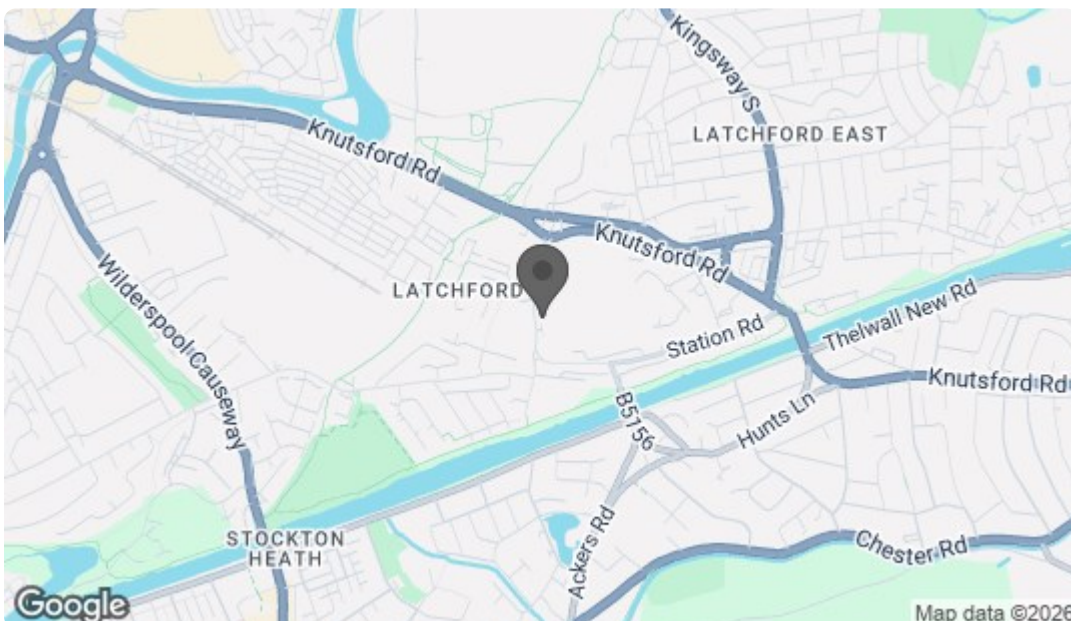
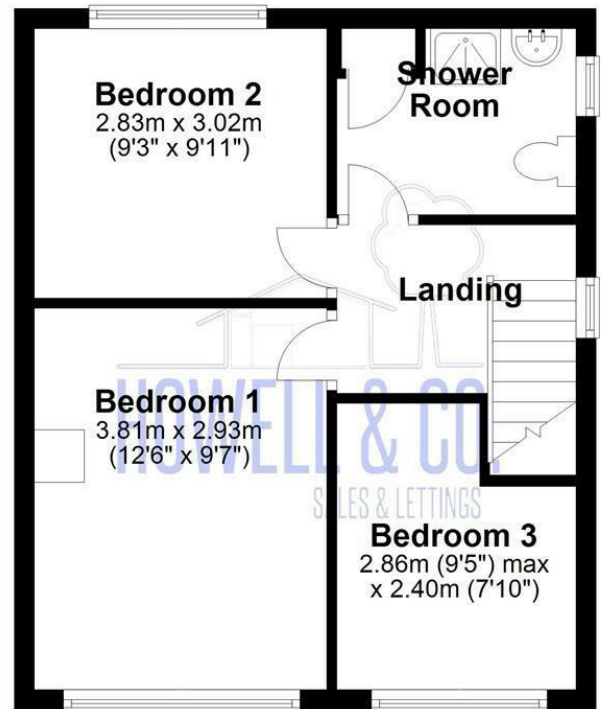
GARAGE



Ground Floor



First Floor



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		