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## 37 Marsden Avenue, Warrington, WA4 1UH

**Offers In Excess Of £210,000**

EXTENDED SEMI DETACHED FAMILY HOME, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, IN NEED OF MODERNISATION, SINGLE GARAGE, PARKLAND VIEWS TO THE SIDE AND REAR ELEVATIONS, UPVC DOUBLE GLAZING, FREEHOLD TITLE, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this extended family home which although in need of modernisation offers excellent sized accommodation and benefits from Upvc double glazing and gas central heating. The accommodation briefly comprises: Entrance hallway, open plan lounge and dining room, fitted kitchen, downstairs w.c, first floor landing, three bedrooms and a shower room/w.c. Externally the property has parkland views and gardens to the front and rear elevations, along with driveway parking leading to a single garage. Viewing highly recommended.

### ENTRANCE PORCH

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

### ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, coved ceiling.

### OPEN PLAN LOUNGE/DINING ROOM



Open plan lounge/dining room with a feature fireplace incorporating a "Living Flame" gas fire, Upvc double glazed windows to the front and rear elevations, coved ceiling.

### KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, Upvc double glazed windows to the side and rear elevations, exterior door, access door leading to the garage.

### DOWNSTAIRS W.C

Fitted with a low level w.c.

### FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation, loft access.

### MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, fitted wardrobes.

### BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, fitted wardrobes. wood laminate flooring.

### BEDROOM THREE



With a Upvc double glazed window to the front elevation, wood laminate flooring, built in storage cupboard.

## SHOWER ROOM/W.C



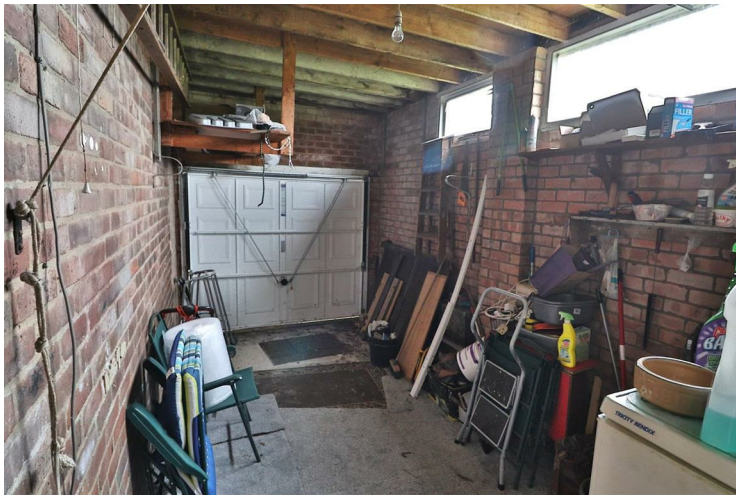
Fitted with a low level w.c, pedestal wash hand basin and walk in double shower, part tiled walls, Upvc double glazed window to the rear elevation.

## OUTSIDE



Externally the property has gardens to the front and rear elevations, benefits from parkland views and has driveway parking which leads to an attached single garage.

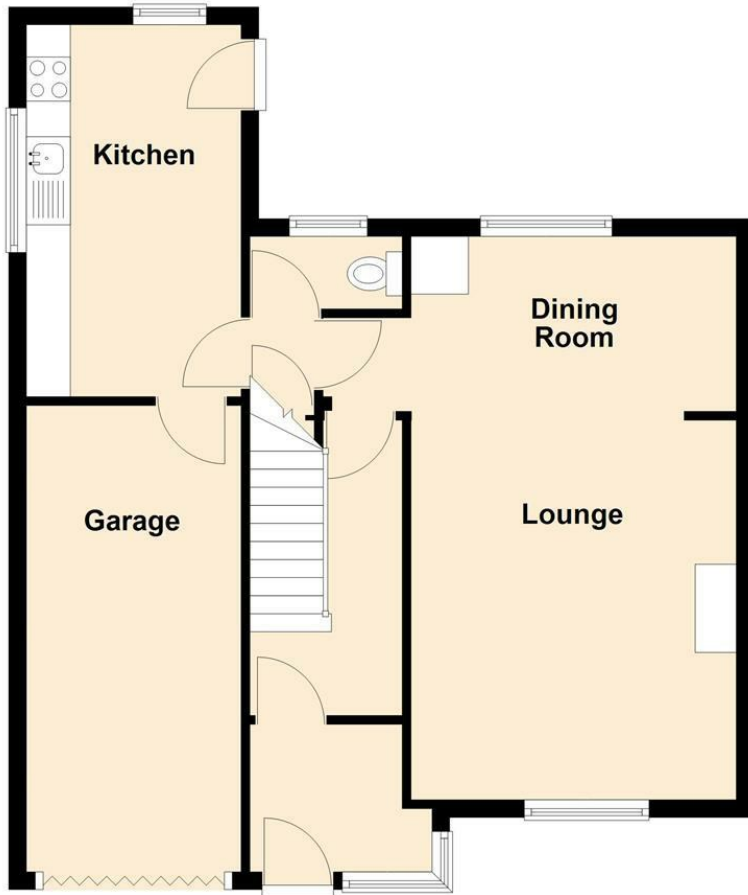
## GARAGE



Accessed via an up and over door, power and light and access door to property.

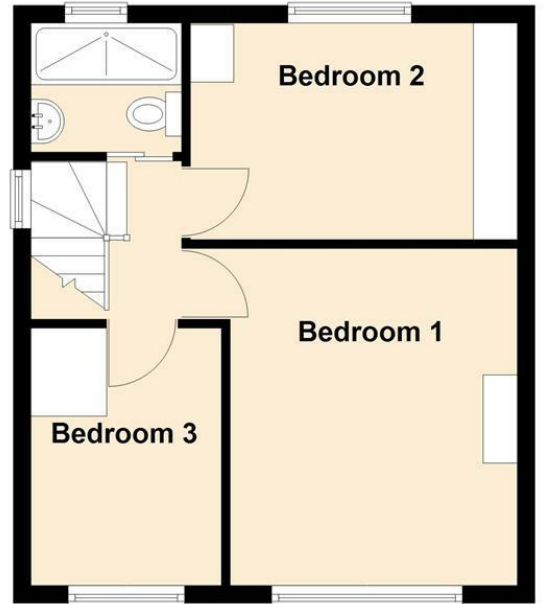
## Ground Floor

Approx. 61.1 sq. metres (658.1 sq. feet)

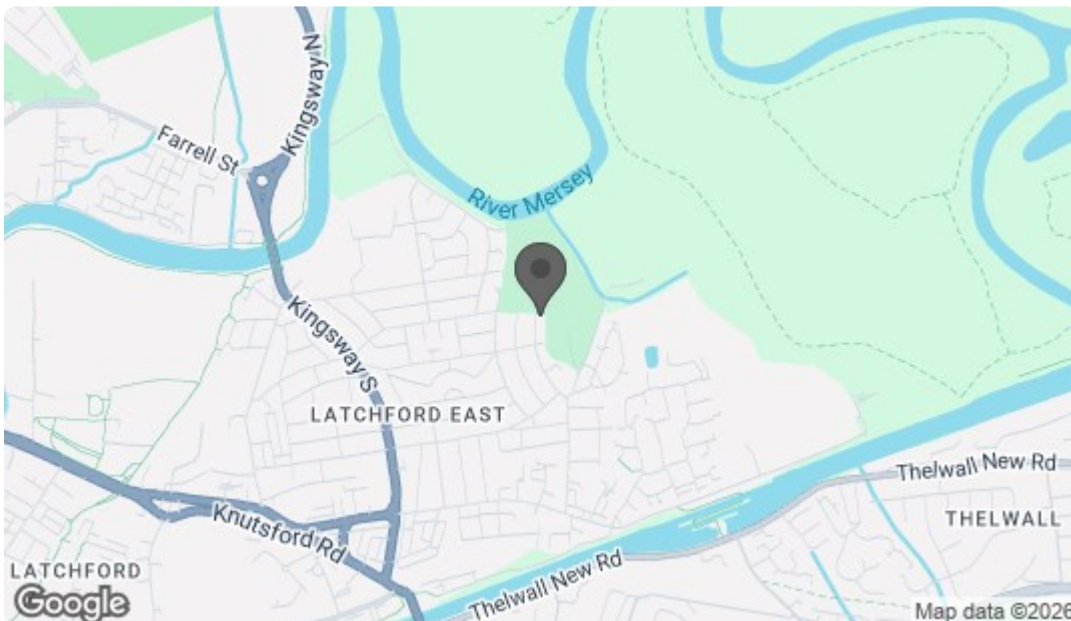


## First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 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			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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England & Wales		EU Directive 2002/91/EC	