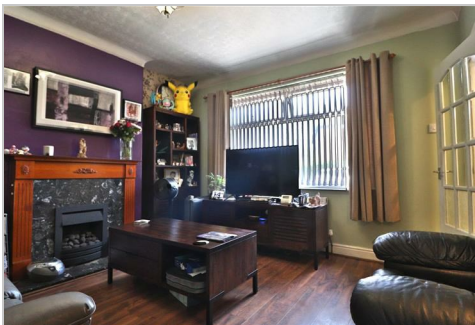


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14 Boydell Avenue, Warrington, WA4 1XQ

Offers In The Region Of £209,950

FABULOUS SEMI DETACHED PROPERTY, THREE BEDROOMS, CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES, CLOAKROOM/UTILITY ROOM, SOUGHT AFTER LOCATION, EXCELLENT DRIVEWAY PARKING, REAR GARDEN WITH GAZEBO, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, FREEHOLD TITLE, VIEWING HIGHLY RECOMMENDED.

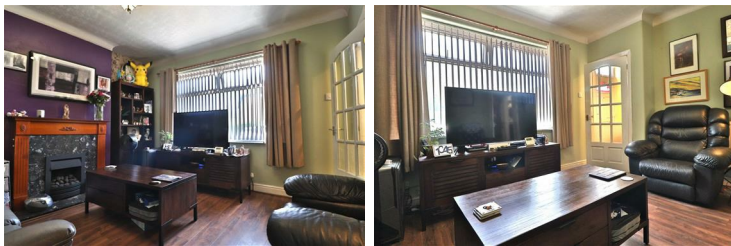
We are delighted to offer for purchase this semi detached house which is located in a sought after location within easy reach of the village centre. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, lounge with feature fireplace, contemporary kitchen with built in oven, hob, microwave and integrated dishwasher, unity room/w.c, conservatory, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has excellent block paved driveway parking and an enclosed rear garden with a gazebo and access to a side lean to building with access doors to the front and rear. Freehold title. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

LOUNGE



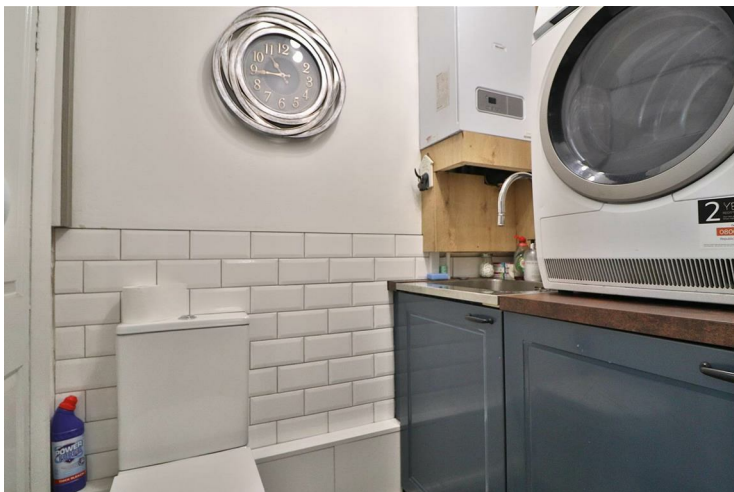
Attractive family lounge with a Upvc double glazed window to the front elevation, feature fireplace with inset "Living Flame" gas fire, coved ceiling, wood laminate flooring.

KITCHEN



Fitted with a range of contemporary kitchen units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and halogen hob with extractor above. microwave, integrated dishwasher. part tiled walls, ceramic tiled floor, concealed lighting, upvc double glazed French doors leading to the conservatory,

UTILITY/W.C



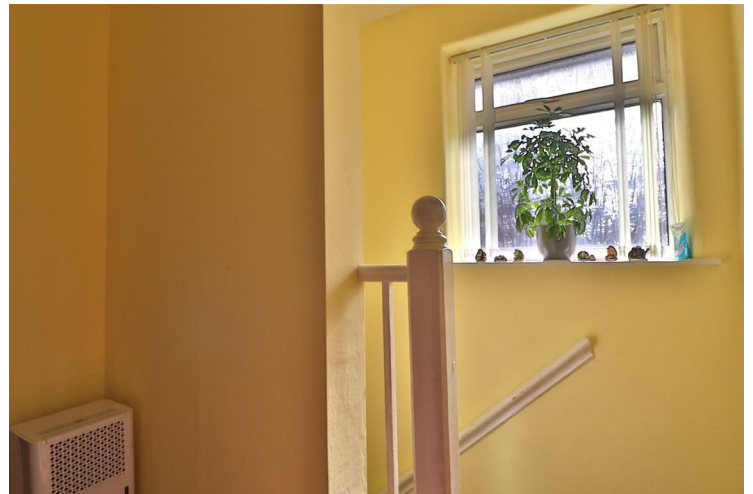
Fitted with a low level w.c and stainless steel sink unit with mixer tap, plumbed for a washing machine, parts tiled walls.

CONSERVATORY



Recently installed slate roof, ceramic tiled floor, French doors leading to the rear garden.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM THREE



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

BATHROOM W.C



Fitted with a low level w.c, wall mounted sink unit with mixer tap and under storage unit, shaped bath with shower and glass screen, tiled walls, ceramic tiled floor.

LEAN TO EXTENSION

With access doors to the front and rear elevations, Upvc external panelling.

OUTSIDE



Externally the property has excellent off road block paved driveway parking to the front elevation and an enclosed rear garden with gazebo.

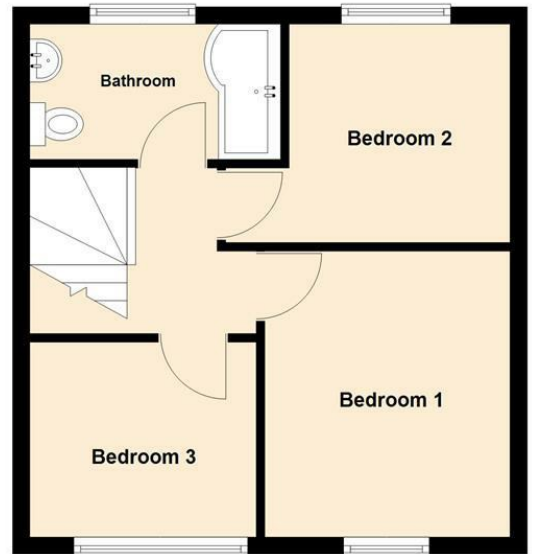
Ground Floor

Approx. 61.7 sq. metres (664.1 sq. feet)

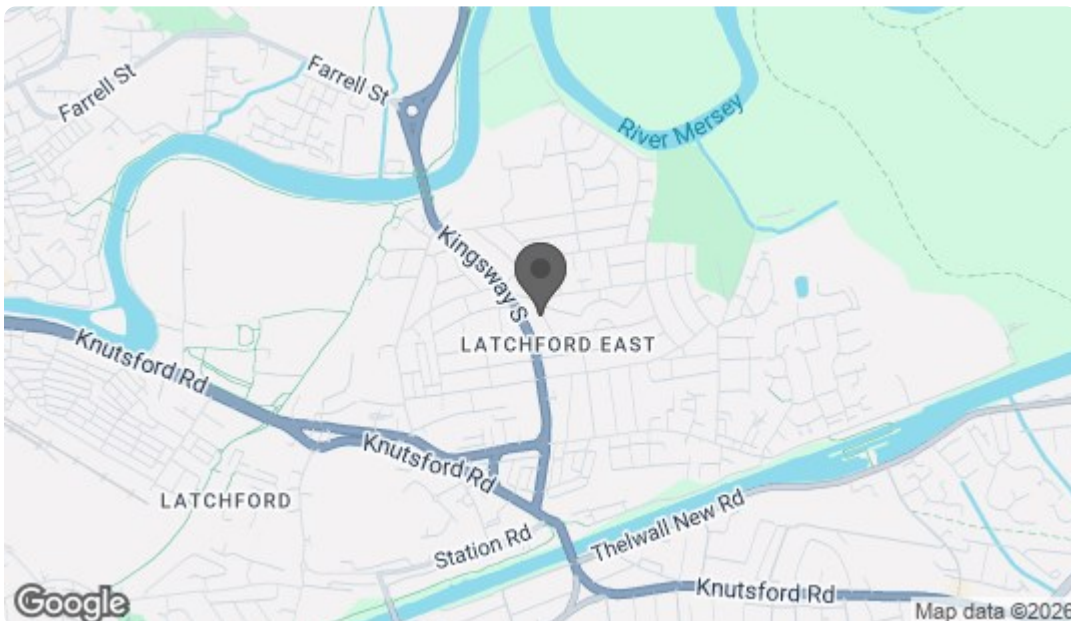


First Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 94.7 sq. metres (1019.2 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			
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	