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HOWELL & CO.
SALES & LETTINGS









85 Hood Lane South, Warrington, WA5 1ER

Offers In Excess Of £240,000

ATTRACTIVE PERIOD SEMI-DETACHED HOUSE | THREE BEDROOMS | BAY-FRONTED LOUNGE | OPEN-PLAN LOUNGE/DINING ROOM | REAR COURTYARD | NO ONWARD CHAIN

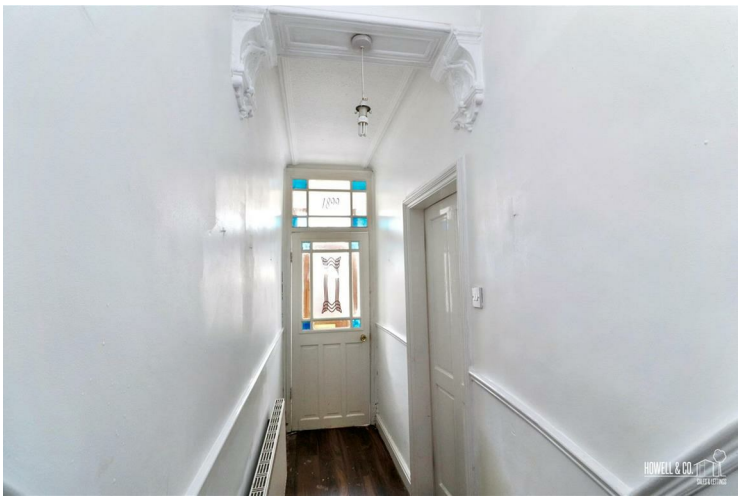
Howell & Co are delighted to offer for purchase this attractive three-bedroom semi-detached period property, situated on Hood Lane in Great Sankey. Offering character, well-proportioned accommodation and exciting potential for modernisation, this property presents an excellent opportunity for purchasers looking to create a home tailored to their own taste and style.

The ground floor accommodation briefly comprises an entrance hallway leading to a spacious bay-fronted lounge with feature fireplace, opening through to the dining room to create a versatile reception space ideal for everyday living and entertaining. The fitted kitchen provides a range of wall and base units, a built-in oven and gas hob, together with French doors leading out to the rear courtyard.

To the first floor are three bedrooms, including a generous front-facing principal bedroom featuring a bay window, along with a family bathroom fitted with a bath and shower over.

Externally, the property benefits from an enclosed front garden and a private rear courtyard with gated access, providing a manageable outdoor space.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

LOUNGE





With a bay to the front elevation with Upvc double glazed windows, feature fireplace, coved ceiling, wood laminate flooring, open plan to the dining room.

DINING ROOM



Open plan to the lounge with double glazed patio doors leading out to the rear courtyard area, coved ceiling, wood laminate flooring.

KITCHEN







Fitted with a range of wall, base and display units incorporating a 1 1 /2 bowl sink unit with mixer tap, built in electric oven and gas hob, plumbed for a washing machine and dishwasher, part tiled walls, ceramic tiled floor, Upvc double glazed window to the side elevation, Upvc double glazed French doors leading to the rear courtyard area.

FIRST FLOOR LANDING

With original built in storage cupboard, coved ceiling.

BEDROOM ONE





Impressive master bedroom with a bay to the front elevation with Upvc double glazed windows, picture rail, coved ceiling.

BEDROOM TWO





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

BEDROOM THREE



With a Upvc double glazed window to the rear elevation, coved ceiling.

BATHROOM



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over, tiled walls, coved ceiling, Upvc double glazed window to the rear elevation.

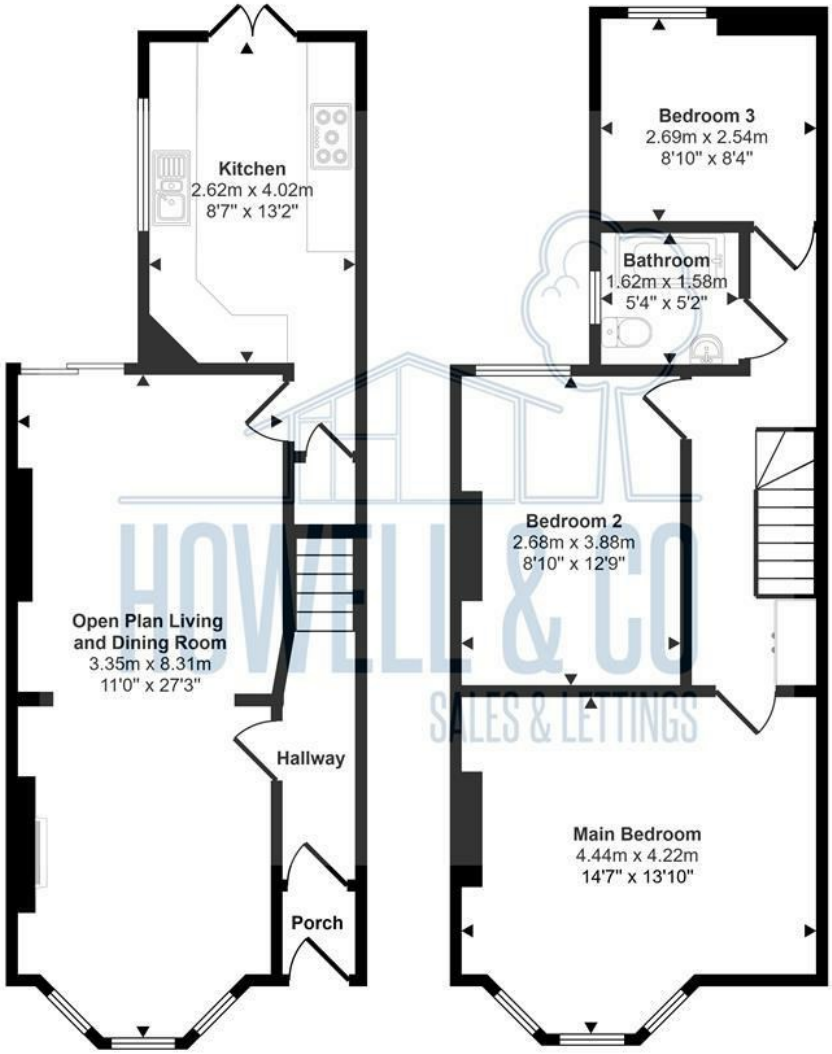
OUTSIDE





Externally the property has an enclosed front garden and a rear courtyard with gate access.

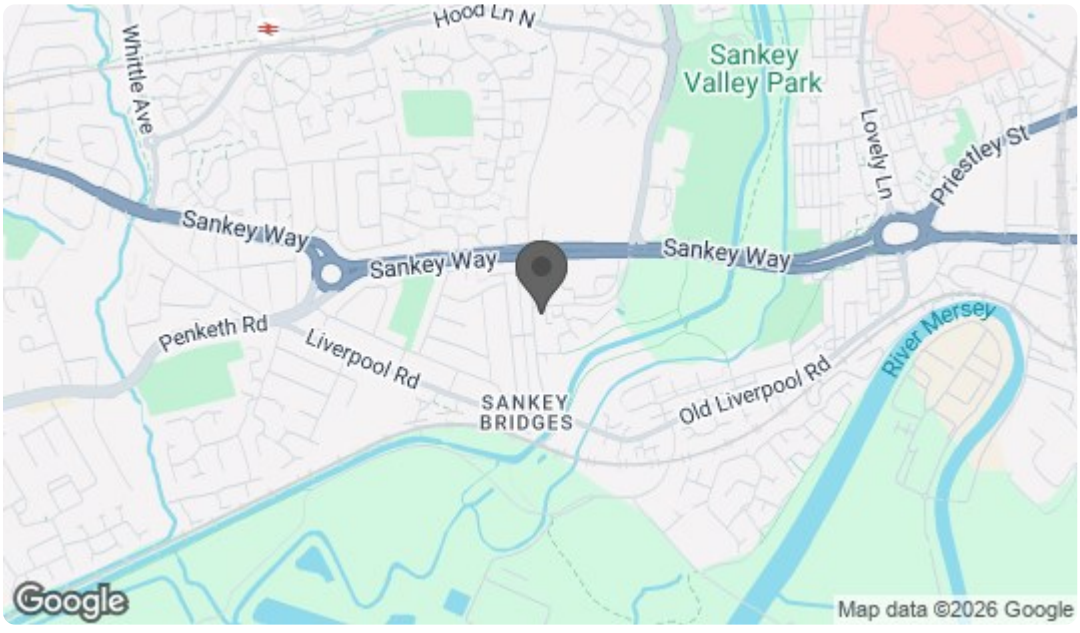
Approx Gross Internal Area
91 sq m / 978 sq ft

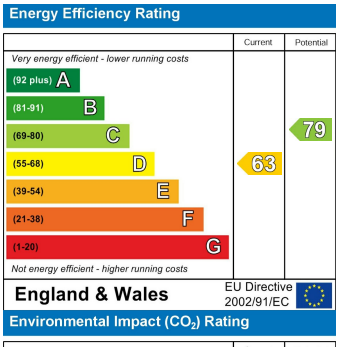


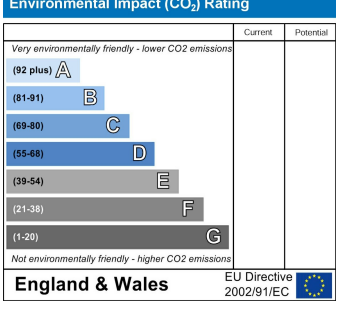
Ground Floor
Approx 44 sq m / 477 sq ft

First Floor
Approx 47 sq m / 502 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.







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