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HOWELL & CO.
SALES & LETTINGS

13 Rock Road, Warrington, WA4 1QG

£189,950

ATTRACTIVE MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM/W.C, IDEAL FIRST TIME BUY, UPVC DOUBLE GLAZING, WITHIN EASY REACH OF THE VILLAGE CENTRE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid terraced which is situated in a highly sought after location within easy reach of the village centre. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance vestibule, impressive open plan lounge/dining room, fitted kitchen with built in oven and hob, first floor landing, two double bedrooms and a bathroom with separate shower enclosure. Externally the property has an enclosed courtyard area with rear gate access.

ENTRANCE VESTIBULE

OPEN PLAN LOUNGE/DINING ROOM

Impressive open plan lounge/dining room with a bow Upvc double glazed window to the front elevation, wood laminate flooring, feature fireplace with inset fire, open plan stairs leading to teh first floor accommodation, coved ceiling.

KITCHEN

Fitted with a modern range of wall and base and display units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in electric stainless steel oven and gas hob with extractor above, integrated appliances, breakfast bar, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation, Upvc double glazed exterior door leading to the rear courtyard area.

FIRST FLOOR LANDING

With loft access.

MASTER BEDROOM

Good sized 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,

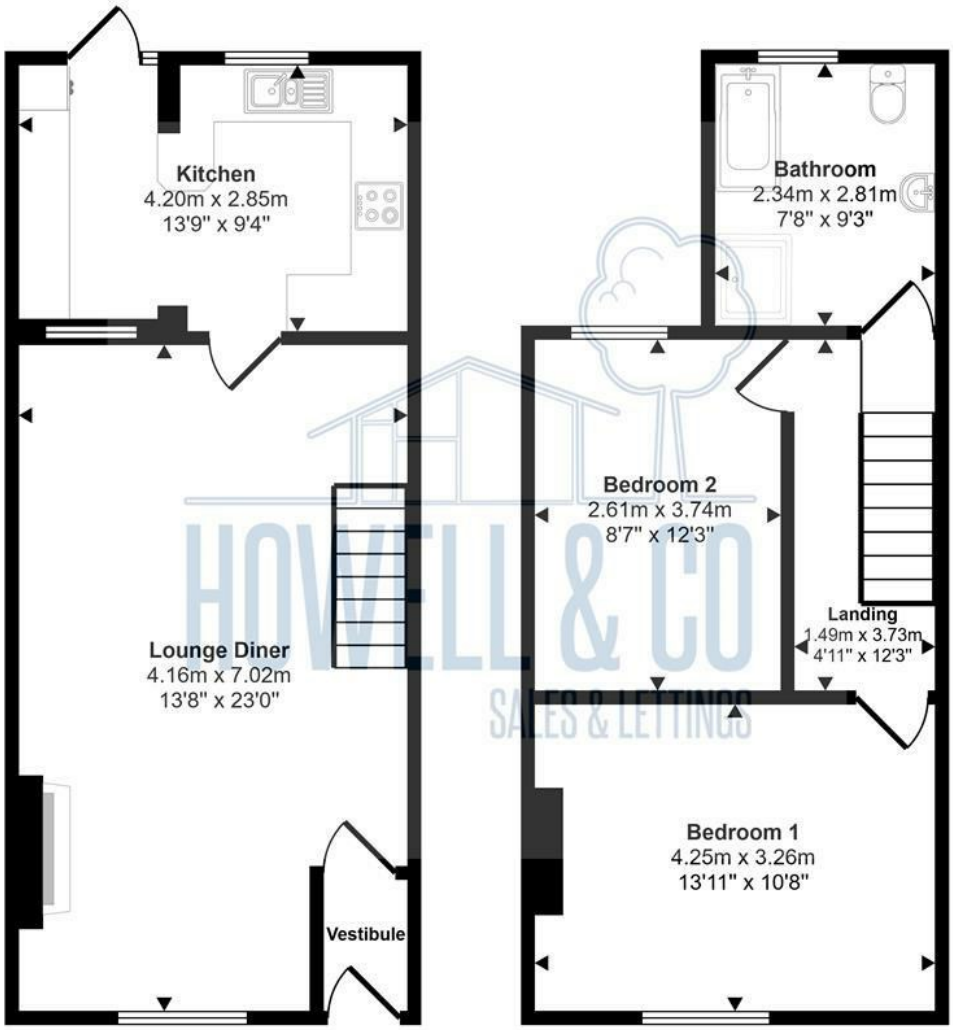
BATHROOM/W.C

Fitted with a low level w.c, pedestal wash hand basin, panelled bath, separate walk in shower enclosure, part titled walls, ceramic tiled floor, inset ceiling spot lighting, Upvc double glazed window to the rear elevation.

OUTSIDE

Externally the property has a paved rear courtyard area with rear gate access and brick built store.

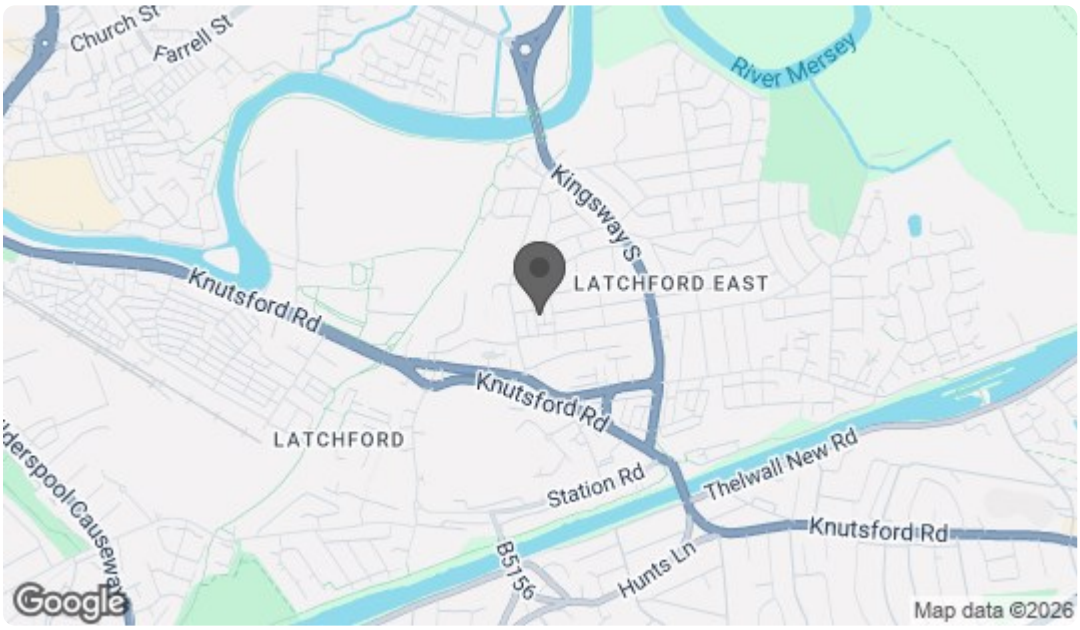
Approx Gross Internal Area
79 sq m / 851 sq ft

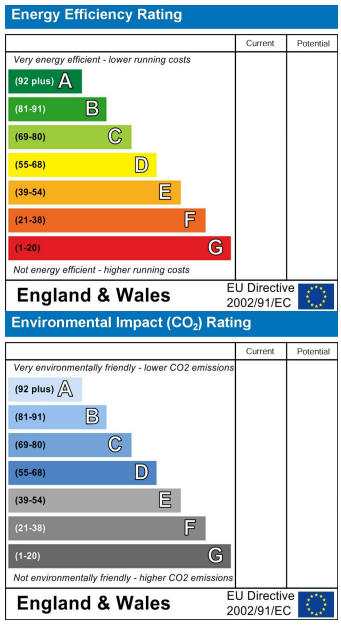


Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 37 sq m / 401 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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