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7 Parkfield Avenue, Warrington, WA4 1NY

Offers In The Region Of £153,500

MID TERRACED PROPERTY, TWO BEDROOMS, REQUIRES COMPLETION WORKS, LOUNGE WITH OPEN FIREPLACE, BATHROOM WITH SEPARATE SHOWER, GOOD SIZED REAR GARDEN, UPVC DOUBLE GLAZING, RECENT REWIRE, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this mid terraced property which offers good sized accommodation and is situated in a sought after location. Requiring some completion works the accommodation briefly comprises: Entrance porch, hallway with feature exposed brick wall, lounge with feature inset open fireplace, kitchen, utility/wet room, first floor landing, two bedrooms and a contemporary bathroom with separate shower area. Externally the property has good sized gardens to the front and rear elevations. Viewing highly recommended.

ENTRANCE HALLWAY

LOUNGE



Attractive lounge with a Upvc double glazed bay window to the front elevation, feature fireplace with inset open fire, exposed alcove brickwork.

KITCHEN



Requiring replacement and completion works. Fitted with a stainless steel sink unit and cooker point, under stairs recess, Upvc double glazed window to the rear elevation, external door leading to the rear garden.

WET ROOM/W.C

Plumbed for a washing machine, shower area, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

MASTER BEDROOM

With two Upvc double glazed windows to the front elevation.

BEDROOM TWO



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

BATHROOM/W.C



Fitted with a contemporary suite comprising: wall mounted wash hand basin with under storage unit, panelled bath, low level w.c and separate double shower, part tiled walls, ceramic tiled floor. Upvc double glazed window to the rear elevation, heated towel radiator.

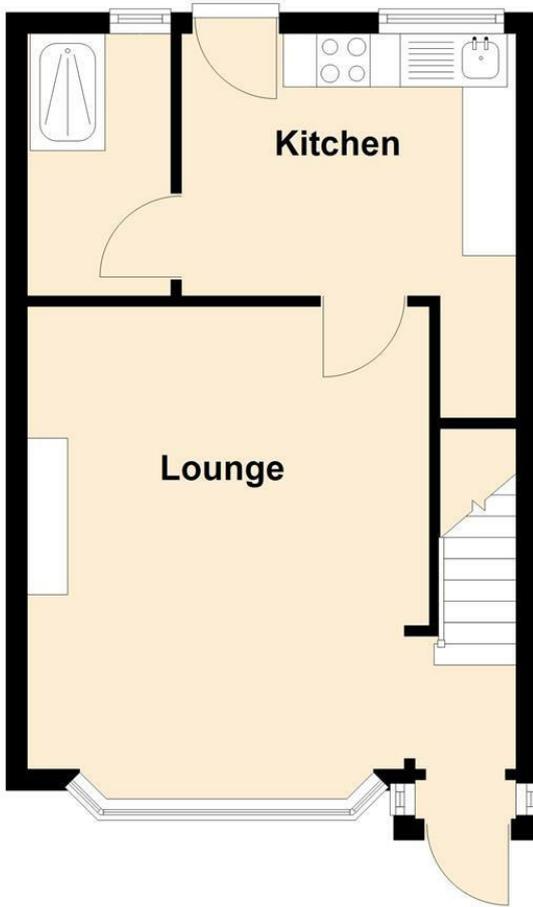
OUTSIDE



Externally the property has good sized gardens with front access to the rear of the property.

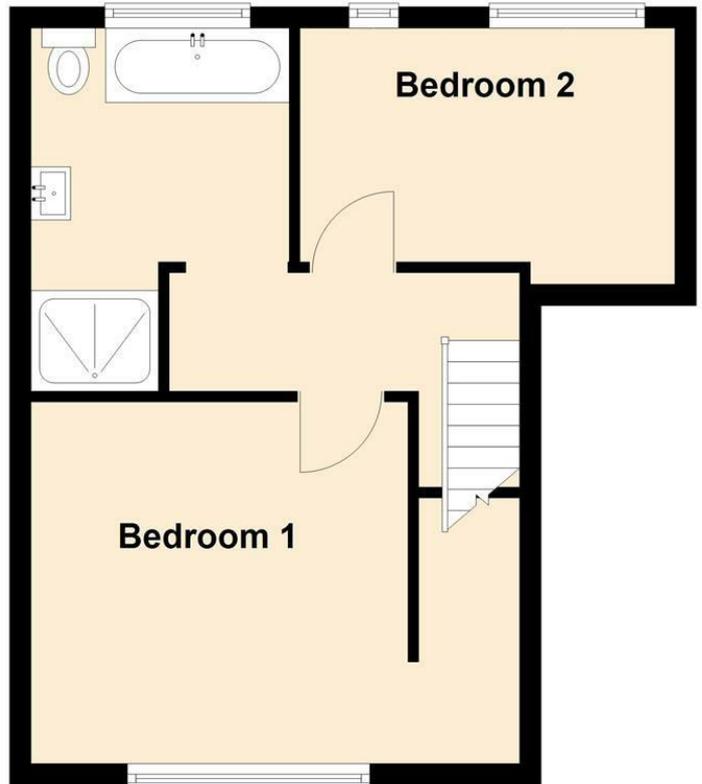
Ground Floor

Approx. 32.4 sq. metres (348.3 sq. feet)

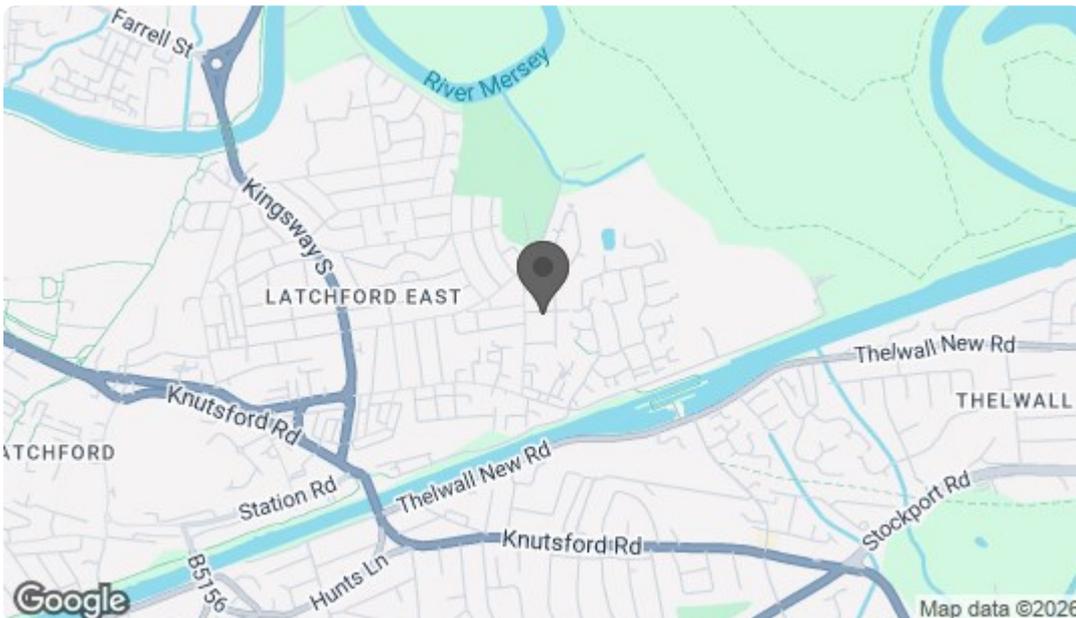


First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 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		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	