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## 16 Barrymore Avenue, Warrington, WA4 1RT

### Offers In Excess Of £208,000

Situated in the sought after area of Latchford, Warrington, this delightful semi-detached house on Barrymore Avenue presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property has recently undergone significant improvements, ensuring a modern and inviting living space. One of the standout features of this residence is its new roof, which not only enhances the aesthetic appeal but also provides peace of mind regarding maintenance for years to come. The installation of new windows and doors further elevates the property, offering improved energy efficiency and security while allowing natural light to flood the interiors. The loft has also been boarded and insulated, presenting a versatile space that can be utilised for storage. The property benefits from central heating and UPVC double glazed windows.

The surrounding area of Latchford is known for its friendly community atmosphere and convenient amenities, including local shops, schools, and parks, all within easy reach. This property not only offers a comfortable living environment but also the chance to enjoy the vibrant lifestyle that Warrington has to offer.

In summary, this semi-detached house on Barrymore Avenue is a fantastic opportunity for those looking to settle in a well-connected and welcoming neighbourhood. With its modern upgrades and potential for further development, it is a property that should not be missed.

### Entrance Hall

Spacious with double glazed Upvc front door. Access to stairs to upper level and doorways to living room and kitchen.

### Lounge/Dining Area



A spacious and well-presented lounge, perfect for both relaxing and entertaining. The room features attractive wood flooring, adding warmth and character, while a uPVC double-glazed window to the front elevation fills the space with natural light. Its generous proportions provide ample room for a variety of furniture layouts, creating a comfortable and inviting environment for everyday living.

### Kitchen



A practical galley-style kitchen designed for both functionality and style. It features a range of oak-panelled base and wall units, providing ample storage and work surfaces, complemented by an aluminium sink with mixer tap. Plumbing is in place for a washing machine, and integrated appliances add a sleek, modern touch. A doorway leads to the rear porch, offering convenient access to both the front and rear elevations, ensuring a smooth flow between indoor and outdoor spaces. Upvc double glazed window overlooking the rear elevation.

### First Floor Landing

With access to family bathroom and three bedrooms.

### Master Bedroom



Good sized double bedroom with Upvc double glazed window to the front elevation.

### Bedroom Two



Second double bedroom currently used as an office. Double glazed Upvc window to rear elevation.

### Bedroom Three



Ample size third bedroom with Upvc double glazed window to front elevation.

### Family Bathroom



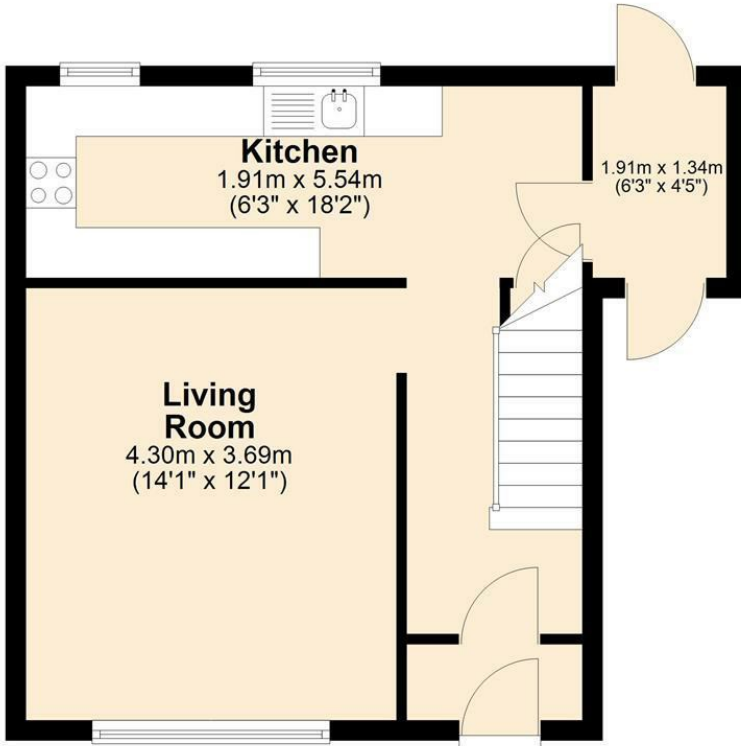
A practical family bathroom featuring a three-piece suite, including a low-level WC, a sink with vanity unit, and a panelled bath with shower over complete with a glass shower door. Upvc double-glazed window to the rear elevation allowing natural light to brighten the space, creating a fresh and inviting atmosphere. This well-designed bathroom combines functionality with contemporary style, ideal for everyday family use.

### Outside Areas

The property benefits from well-maintained outside spaces, including a front garden laid partly to lawn with attractive shrubs and a slabbed area providing driveway parking. Access to the rear elevation is conveniently available via the porch to the side of the house. The good-sized rear garden is laid partly to lawn, offering a pleasant outdoor space for relaxation, play, and entertaining.

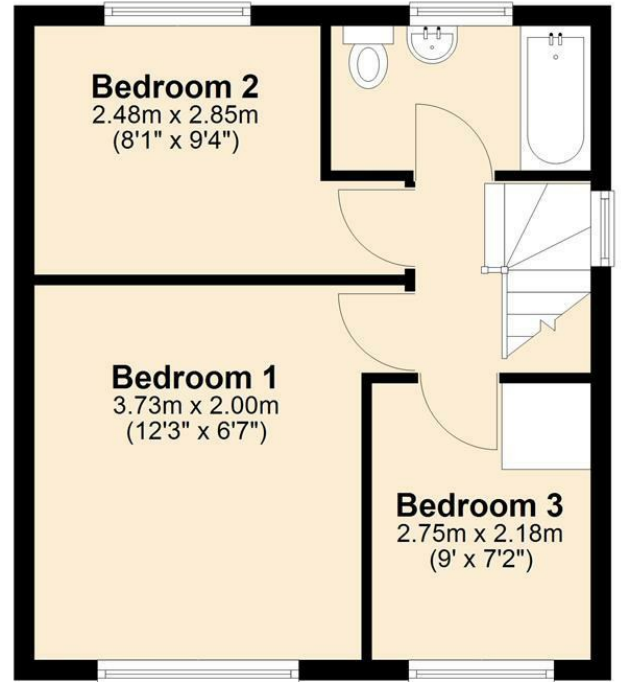
## Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)

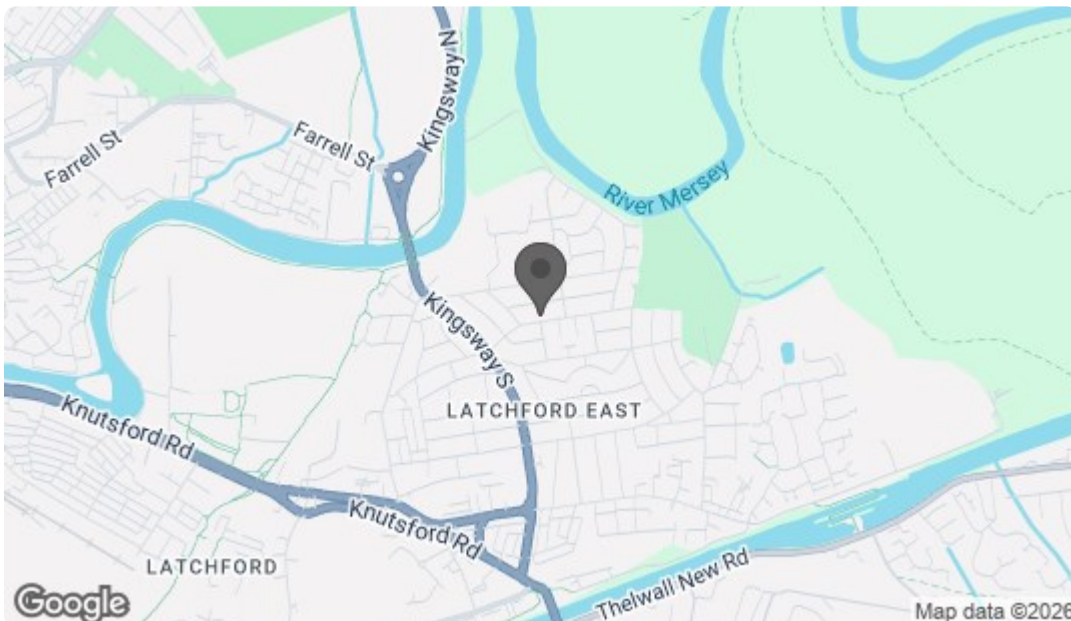


## First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 72.6 sq. metres (781.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	