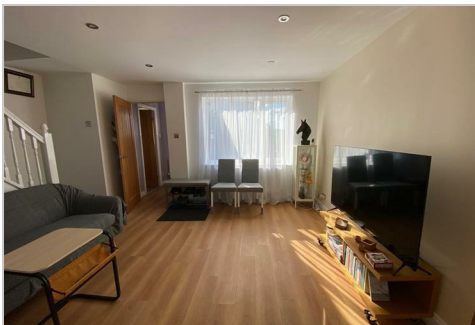


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9 Fairhaven Close, Warrington, WA5 2YA

Offers In Excess Of £360,000

DETACHED FAMILY HOME, FOUR BEDROOMS, ENSUITE TO MASTER BEDROOM, GOOD SIZED REAR GARDEN, SOUGHT AFTER LOCATION, ATTRACTIVE FAMILY LOUNGE, SEPARATE DINING ROOM, UTILITY ROOM, UPVC DOUBLE GLAZING, DRIVEWAY PARKING AND SINGLE GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this detached family home which offers excellent accommodation and is situated in a sought after location. Benefitting from Upvc double glazing the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, attractive family lounge, separate dining room, kitchen, utility room, first floor landing, master bedroom with ensuite shower room, two further double bedrooms, a single bedroom and a bathroom/w.c. Externally the property has excellent driveway parking to a single garage along with a good sized rear garden. Viewing highly recommended.

ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door.

CLOAKROOM/W.C

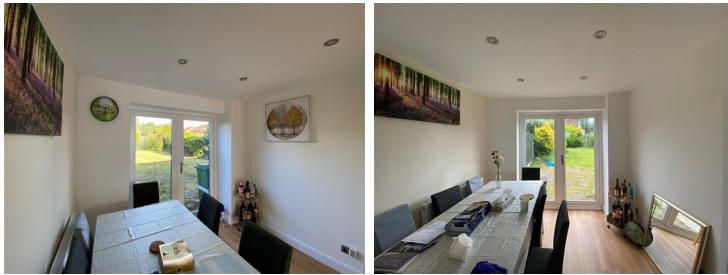
Fitted with a low level w.c and wash hand basin, Upvc double glazed window to the front elevation.

FAMILY LOUNGE



Attractive family lounge with open plan stairs leading to the first floor accommodation, wood laminate flooring, inset ceiling lighting, Upvc double glazed window to the front elevation. double door leading through to the dining room, open plan stairs leading to the first floor accommodation.

DINING ROOM



Separate dining room with Upvc double glazed French doors leading to the rear garden, wood laminate flooring, inset ceiling lighting.

KITCHEN

Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in oven and hob with extractor above, part tiled walls, Upvc double glazed window to the rear elevation, access door through to the utility room.

UTILITY ROOM

With exterior Upvc double glazed exterior door leading to the rear garden, plumbed for a washing machine, access door leading through to the integral garage.

FIRST FLOOR LANDING

With loft access.

MASTER BEDROOM



With a range of fitted wardrobes, Upvc double glazed window to

the front elevation, access door leading to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a low level w.c, pedestal wash hand basin and walk in shower, part tiled walls.

BEDROOM TWO

Second double bedroom with built in wardrobes, Upvc double glazed window to the front elevation.

BEDROOM THREE

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

BATHROOM/W.C



Fitted with a white three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with mixer shower attachment and glass shower screen, tiled walls and Upvc double glazed window to the rear elevation.

OUTSIDE



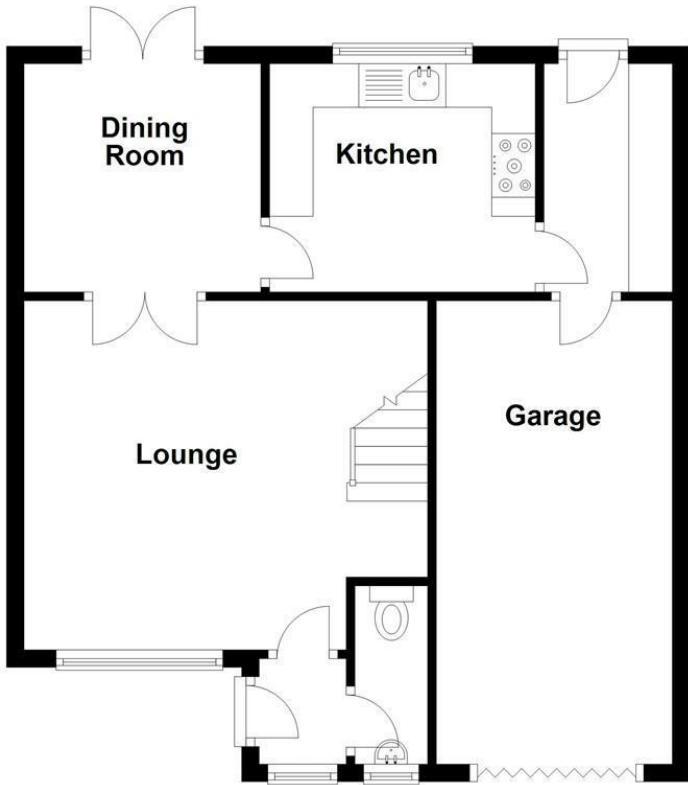
Externally the property has excellent off road driveway parking to the front elevation along with an impressive larger than average rear garden, patio area, lawn and borders.

GARAGE

An integral single garage with up and over door, power and light and internal door leading to the utility room.

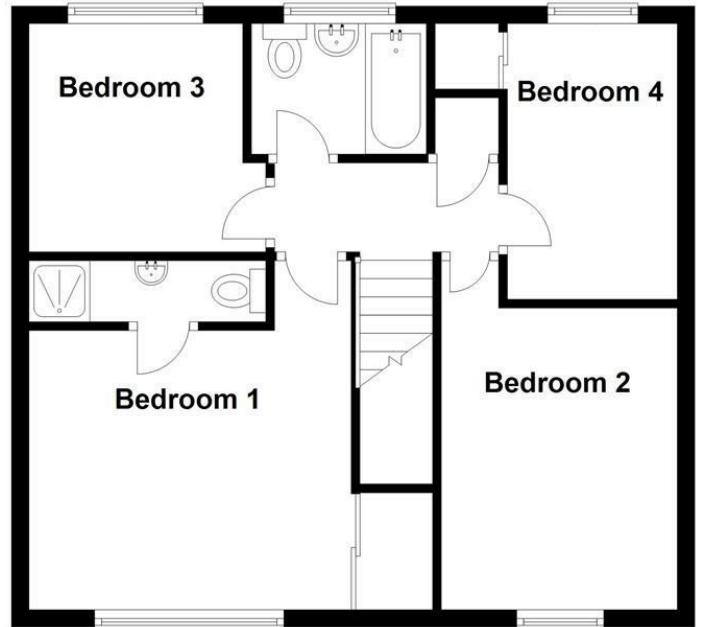
Ground Floor

Approx. 56.2 sq. metres (605.1 sq. feet)

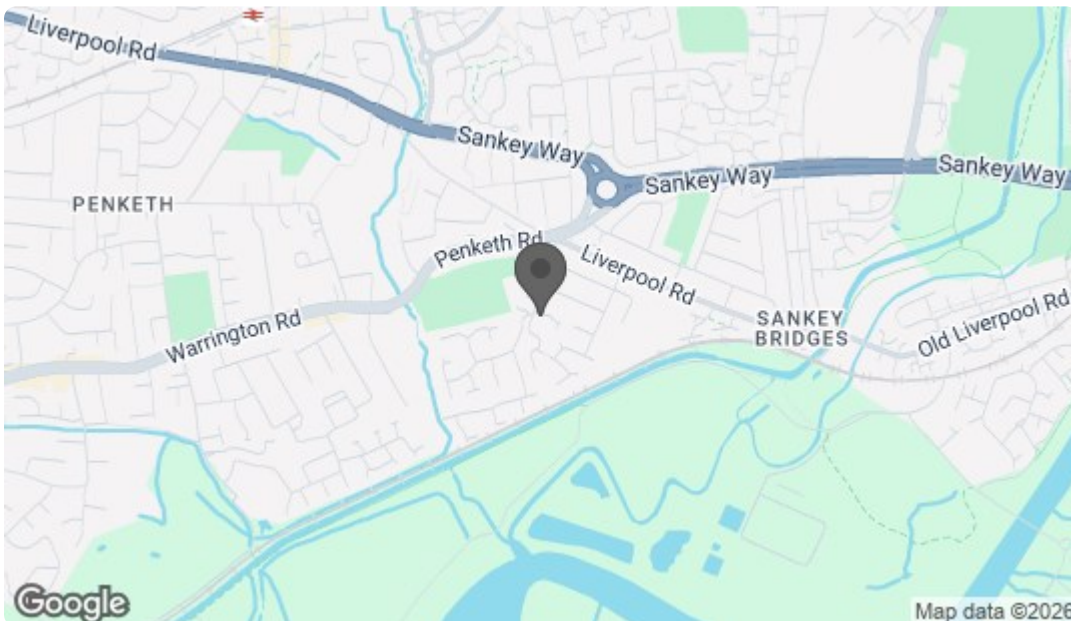


First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Total area: approx. 106.4 sq. metres (1145.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	