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## 78 Pelham Road, Warrington, WA4 2HA

**Offers In Excess Of £250,000**

SEMI DETACHED FAMILY HOME, THREE BEDROOMS, EXCELLENT CORNER PLOT, UPVC DOUBLE GLAZING, NO ONWARD CHAIN, HIGHLY SOUGHT AFTER LOCATION, DRIVEWAY PARKING AND SINGLE GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this semi detached family home which occupies an excellent corner plot in a sought after location.

Benefiting from Upvc double glazing, gas central heating and No Onward Chain the accommodation briefly comprises: Entrance hallway, family lounge with feature fireplace, open plan dining kitchen area with built in oven and hob, first floor landing three bedrooms and a bathroom/w.c. Externally the property has garden areas to the front side and rear elevations along with driveway parking and a single garage. Viewing highly recommended.

## ENTRANCE HALLWAY



## FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, dado rail.

## LOUNGE



Open plan to the dining kitchen with a Upvc double glazed half bay window to the front elevation, feature fireplace.

## MASTER BEDROOM



Good sized master bedroom with a half Upvc double glazed bay window to the front elevation.

## OPEN PLAN DINING KITCHEN



Attractive open plan dining kitchen with a range of wall and base units incorporating a sink unit with mixer tap, built in electric oven and halogen hob with extractor above, plumbed for a washing machine, under stairs storage area, external door to the side elevation, two Upvc double glazed windows over looking the rear garden.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, built in storage cupboard.

### BEDROOM THREE



With a Upvc double glazed window to the rear elevation, built in storage cupboard.

### BATHROOM/W.C



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

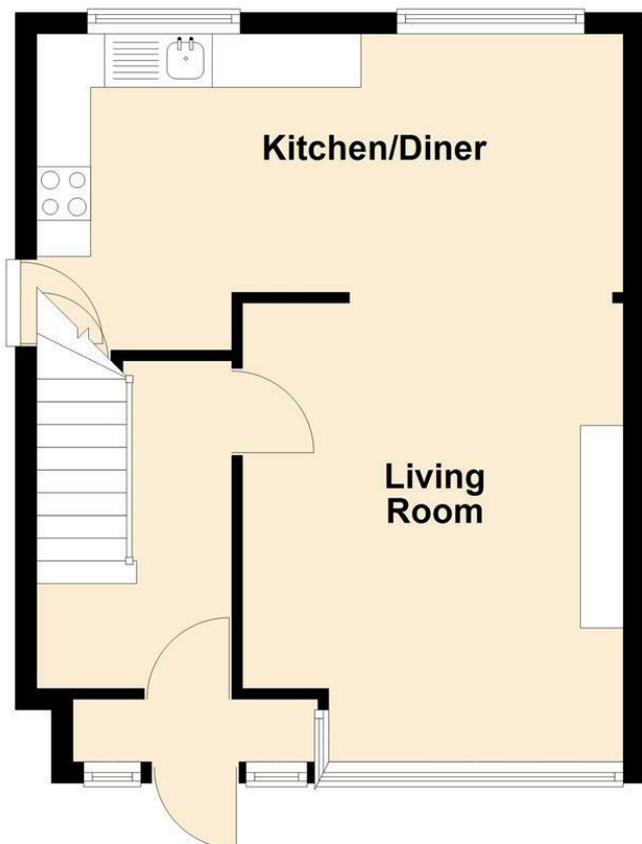
### OUTSIDE



Externally the property is situated on an excellent corner plot with gardens to three sides along with off road driveway parking leading to a single garage.

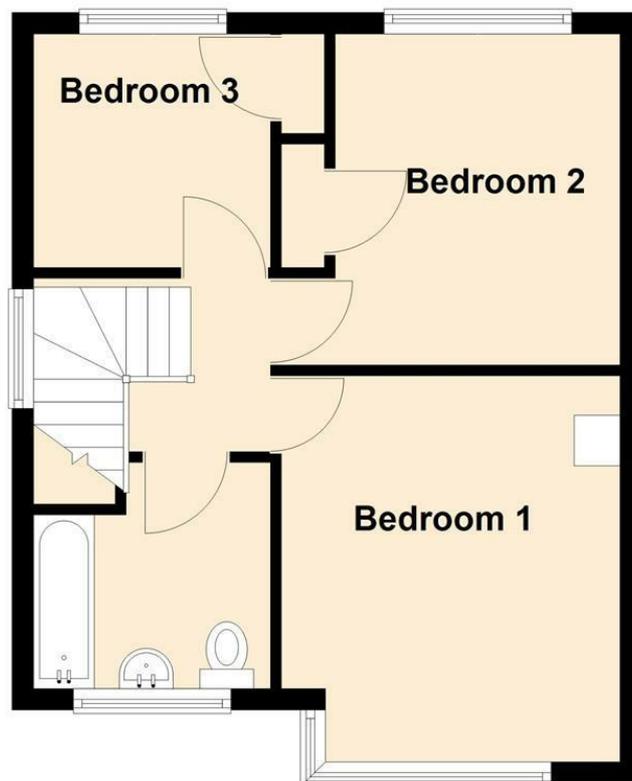
## Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)

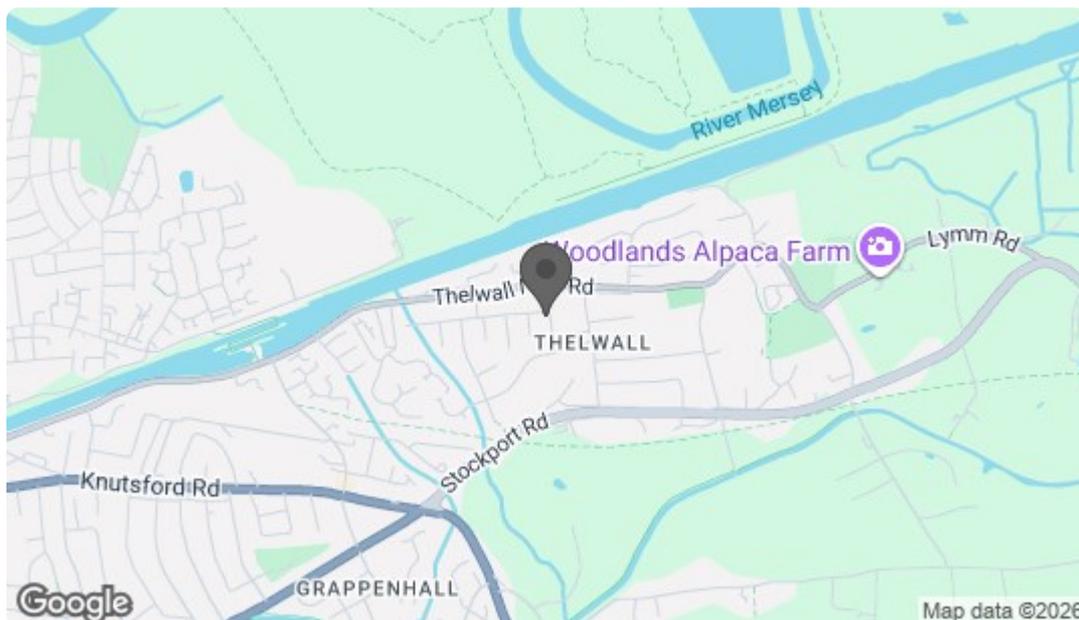


## First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 72.0 sq. metres (775.3 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	