

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 26 The Park, Warrington, WA5 2SG Offers In The Region Of £320,000

STUNNING THREE BEDROOM COTTAGE STYLE PROPERTY, ORIGINAL FEATURES THROUGHOUT, OPEN PLAN LIVING AND DINING ROOM, IMPRESSIVE GARDENS, VIEWING HIGHLY RECOMMENDED.

Howell and Co. are delighted to offer this beautiful three bedroom terrace property on The Park, close to local amenities.

Immaculate throughout, this property briefly comprises: Entrance hall with stained glass windows and stairs leading to the first floor accommodation, office/snug space, open plan living and dining room, modern breakfast kitchen with built in oven and hob, three good sized bedrooms and family bathroom with traditional features.

This property benefits from Upvc double glazing and gas central heating and has well kept gardens to the front and rear.

Occupying a desirable location in Penketh, the area benefits from being close to local bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems, including the M62, M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

## ENTRANCE HALLWAY



With stained glass windows, stairs leading to the first floor accommodation, under stair storage, dado rail, wooden flooring, and access to three ground floor rooms: snug, living space and kitchen.

## KITCHEN WITH BREAKFAST AREA



Modern fully fitted kitchen with breakfast area to rear, with a range of wall and base units. Incorporating, integrated washing machine and dishwasher, electric oven and hob with extractor over, 1 1/2 bowl sink unit with mixer tap, part tiled walls wooden flooring, Upvc double glazed window and door to the rear elevation.

## OPEN PLAN LIVING AND DINING ROOM



Impressive open plan living and dining space with Upvc double glazed patio doors leading to the rear garden, Upvc double glazed window to the front elevation, coved ceiling, wooden flooring, dado rail, feature inset "Log Burning Stove".

## SNUG



With an Original sash window to the front elevation, picture rail, original fireplace with cast iron inset, built in storage cupboard, wall light point, picture rail, coved ceiling.

## LANDING

Dado rail, access to three bedrooms and bathroom.

## BEDROOM ONE



Good sized master bedroom with a Upvc double glazed window to the rear elevation, picture rail.

## BEDROOM TWO



Double bedroom with built in shelving and storage cupboard, original cast iron fireplace, original sash window to the front elevation.

## BEDROOM THREE



Third bedroom with a Upvc double glazed window to the rear elevation. storage cupboard housing boiler.

## BATHROOM



With a high level w.c, hand wash basin with storage cupboard,

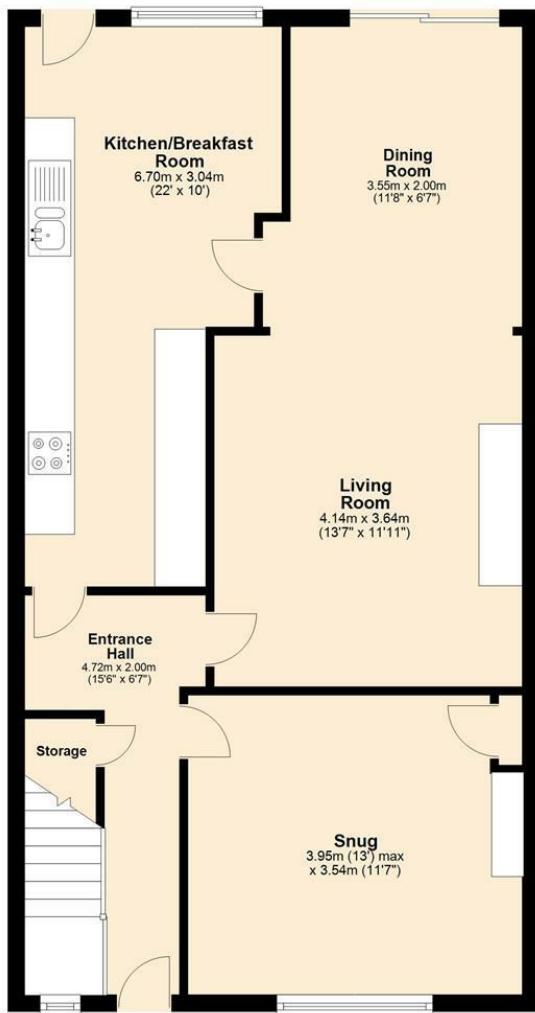
panelled bath with shower and glass folding screen, tiled walls and wooden flooring, original sash window to the front elevation.

## OUTSIDE

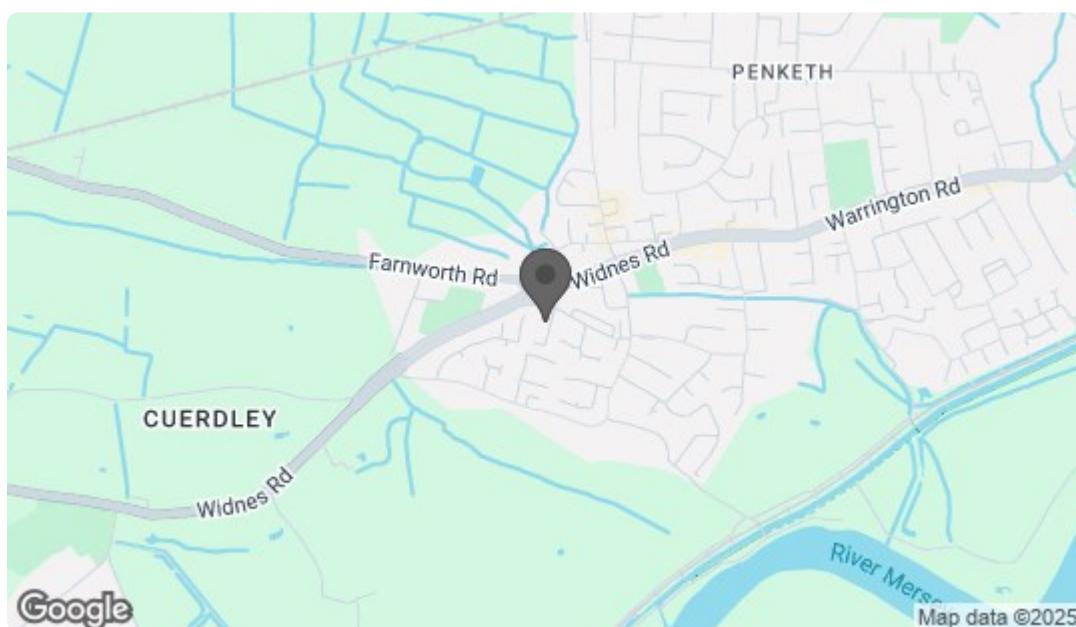
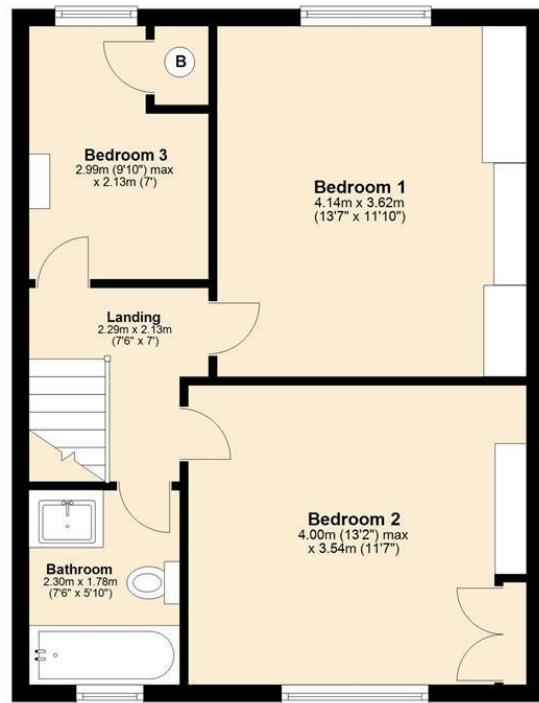


Externally, the property has fabulous gardens, and courtyard area. The rear garden is partly laid to lawn, with mature borders, pathways, patio and summer house.

## Ground Floor



## First Floor



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(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
Very environmentally friendly - lower CO <sub>2</sub> emissions			Potential
(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