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12 Dover Road, Warrington, WA4 1NB

£210,000

TRADITIONAL SEMI DETACHED PROPERTY, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, KITCHEN WITH OVEN AND HOB, UPVC DOUBLE GLAZING, POPULAR LOCATION, ATTACHED GARAGE, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this semi detached property which is situated in a popular location close to the village centre. Benefiting from Upvc double glazing and gas central heating. The accommodation briefly comprises: Entrance hallway, open plan lounge/dining room with a "Log Burning" stove, fitted kitchen with oven and hob, first floor landing, three bedroom and a bathroom/w.c. Externally the property has excellent off road block paved driveway parking leading to an attached single garage along with an enclosed rear garden. Ideal first time buy. Viewing highly recommended.

OPEN PORCH

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, wood laminate flooring.

LOUNGE/DINING ROOM



Attractive open plan lounge/dining room with Upvc double glazed bay window to the front elevation, Upvc double glazed patio doors leading to the rear garden, coved ceiling, feature brick fireplace with inset "Log Burning Stove".

KITCHEN

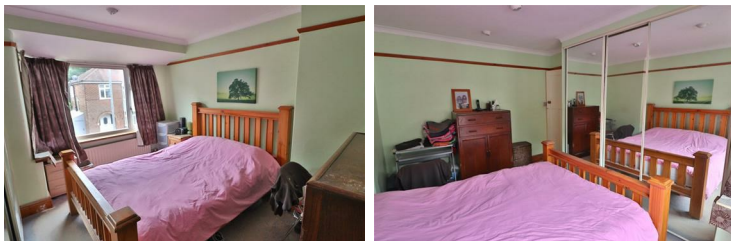


Fitted with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven halogen hob, plumbed for a washing machine, part tiled walls, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



With a Upvc double glazed bay window to the front elevation, coved ceiling, dado rail.

BEDROOM TWO



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

BEDROOM THREE



With a Upvc double glazed window to the front elevation, coved ceiling.

BATHROOM



Fitted with a pedestal wash hand basin and panelled bath with shower over, part tiled walls, Upvc double glazed window to rear elevation.

SEPARATE W.C



Fitted with a low level w.c, Upvc double glazed window to the side elevation.

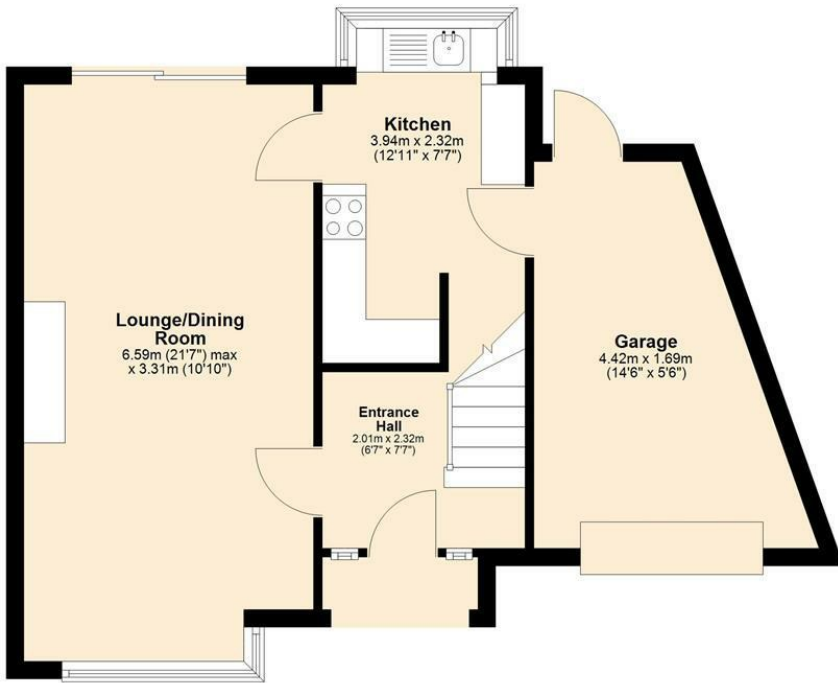
OUTSIDE



Externally the property has excellent block paved driveway parking leading to an attached garage to the side elevation. The rear garden is enclosed, mainly laid to lawn with paved patio area.

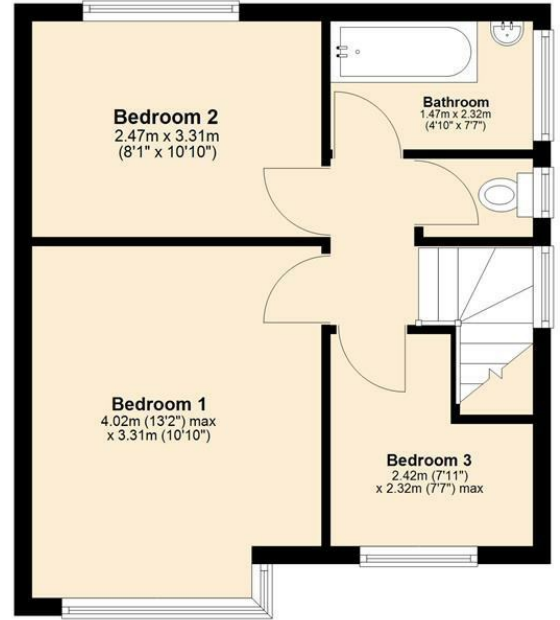
Ground Floor

Approx. 48.1 sq. metres (518.0 sq. feet)

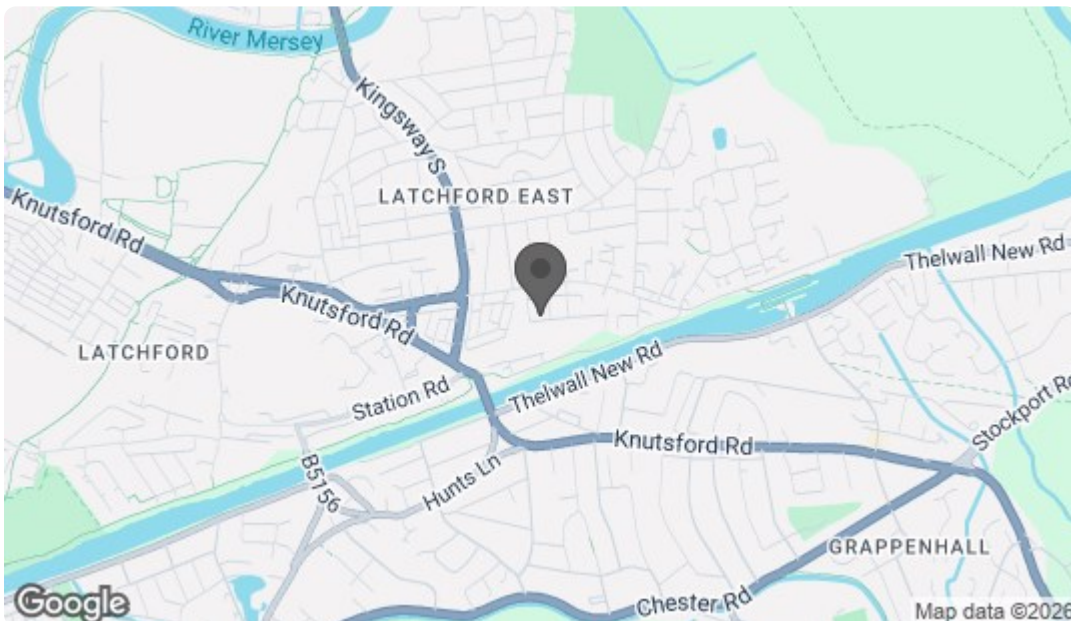


First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 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	