

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



72 Fairfield Gardens, Warrington, WA4 2BX

£269,950

Three-Bedroom Property on Fairfield Gardens, Stockton Heath – Full Renovation Opportunity

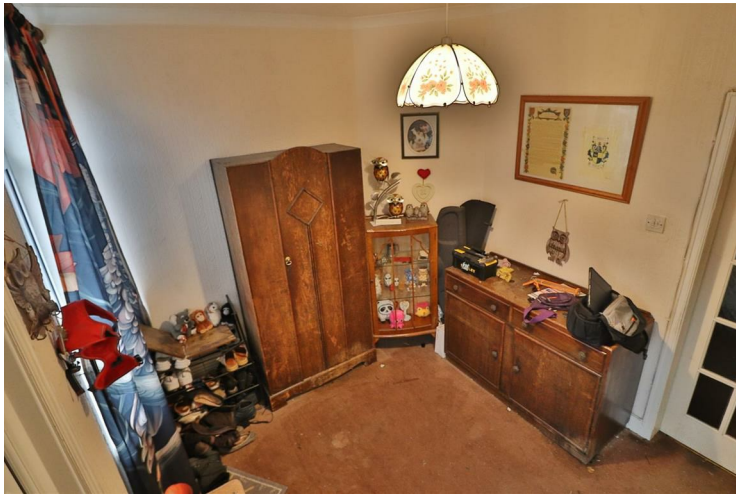
Located on the ever-popular Fairfield Gardens in the heart of Stockton Heath, this spacious three-bedroom semi-detached-style property offers an exceptional opportunity for buyers seeking a full refurbishment project in a prime village location.

Offering approximately 93.8 sq. metres (1010 sq. ft.) of accommodation, the home retains a traditional layout with fantastic potential to modernise, reconfigure, or extend (subject to planning permission). The ground floor features a welcoming hallway, a generous lounge to the front, and a separate dining room leading through to a compact kitchen. To the rear, a pantry, store, and lean-to provide additional scope for redesign or conversion, allowing future owners to substantially enhance the ground-floor footprint.

Upstairs, the first floor provides three well-proportioned bedrooms, including two spacious doubles and a comfortable third bedroom, all served by a family bathroom. The layout offers excellent potential to create a stylish modern bathroom and generous sleeping accommodation.

Externally, the property benefits from outdoor space suitable for landscaping or extension, offering further opportunity for improvement.

Hallway



Welcoming and spacious hallway with Upvc white front door and internal doors leading to both lounge and dining room

Kitchen



Compact size kitchen with range of base units and work surfaces. Stainless steel sink unit with mixer taps.

Lounge



Generously sized lounge with bay window overlooking front elevation and internal glass panelled door leading to hallway.

Pantry, Store and Lean To.

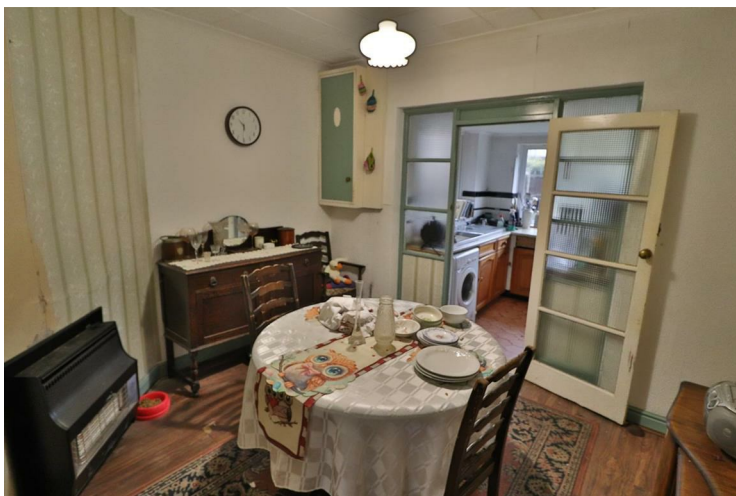
Pantry, store and lean-to rear of property giving excellent scope for reconfiguration and modernisation.

Bedroom One



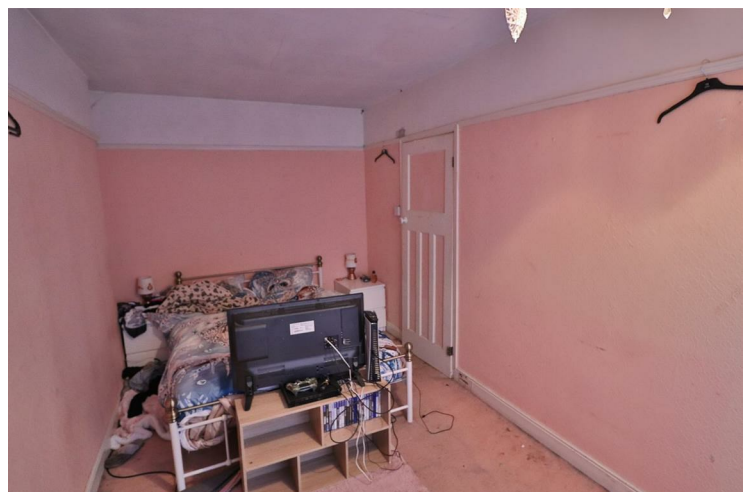
Double bedroom with Upvc double glazed window to front elevation. Wood panelled fitted wardrobes to one wall with over head storage facility.

Dining Room



Separate dining room leading through to compact kitchen.

Bedroom Two



Double bedroom with Upvc double glazed window to front elevation

Bedroom Three



With Upvc double glazed window over looking rear elevation

Family Bathroom



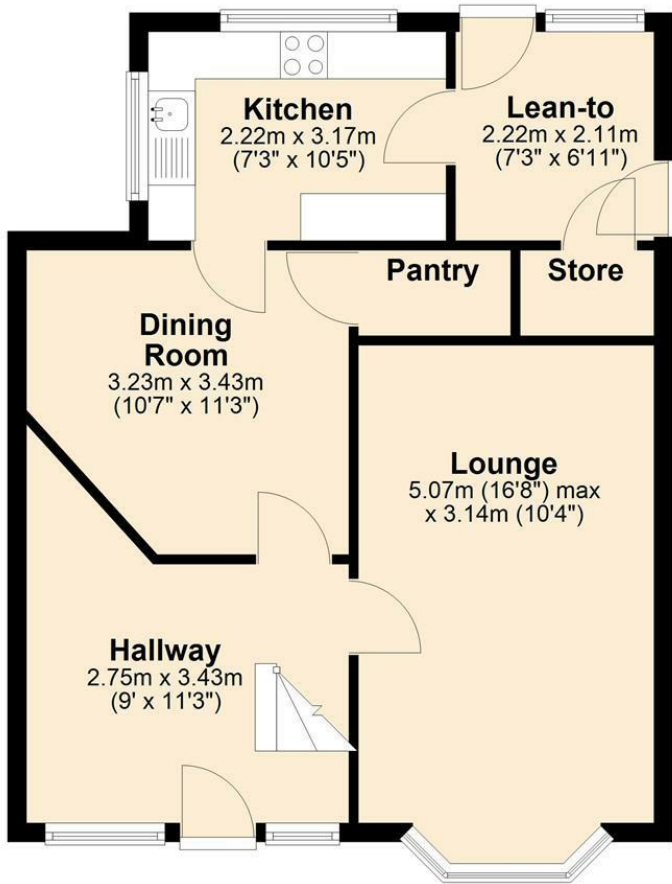
Good sized family bathroom. Upvc double glazing to rear elevation. Bath with shower over, low level WC and hand-wash basin. Full tiled throughout

Outside Areas

Concrete driveway to front elevation and rear elevation laid partially to lawn.

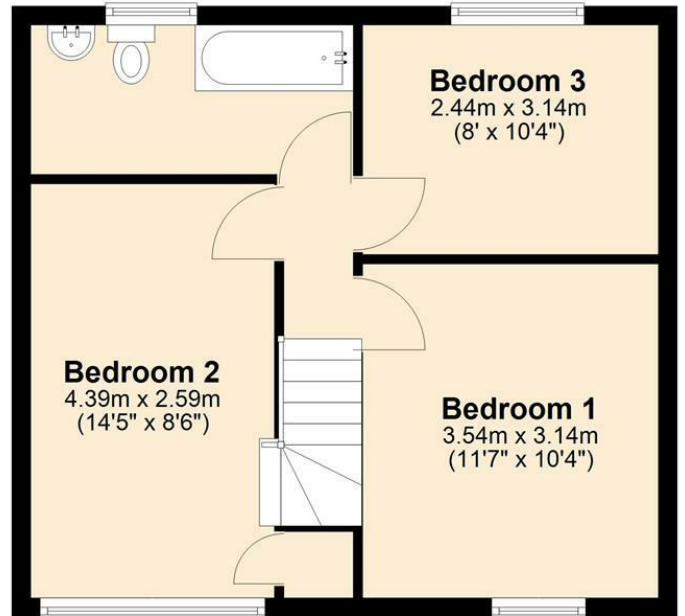
Ground Floor

Approx. 53.3 sq. metres (573.5 sq. feet)

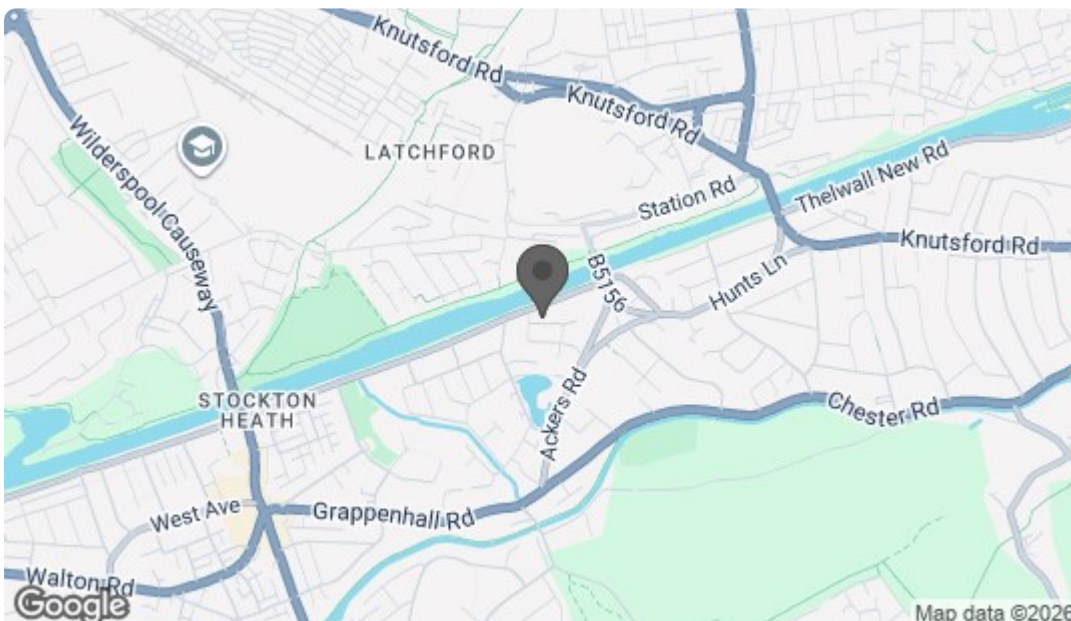


First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 93.8 sq. metres (1010.1 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	66	70
(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	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	