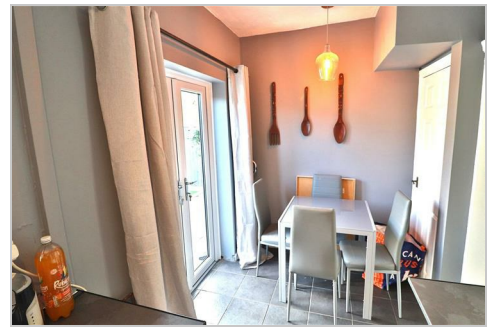


759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

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

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



## **32 Newman Street, Warrington, WA4 1TR**

**Offers In Excess Of £199,950**

ATTRACTIVE SEMI DETACHED PROPERTY, THREE BEDROOMS, DINING KITCHEN WITH FRENCH DOORS LEADING OUT TO THE REAR GARDEN, FABULOUS REAR GARDEN, SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive semi detached property which is situated in a sought after location situated close to the village centre. Benefiting from Upvc double glazing and gas central heating, the accommodation briefly comprises: Entrance porch, family lounge with feature wooden panelling, dining kitchen with French doors leading to the rear garden, first floor landing, master bedroom with fitted wardrobes, two further bedrooms and a bathroom/w.c with separate shower enclosure. Externally the property has impressive gardens to front and rear elevations. Viewing highly recommended.



## ENTRANCE PORCH

With access door leading to the entrance hallway.

## ENTRANCE HALLWAY



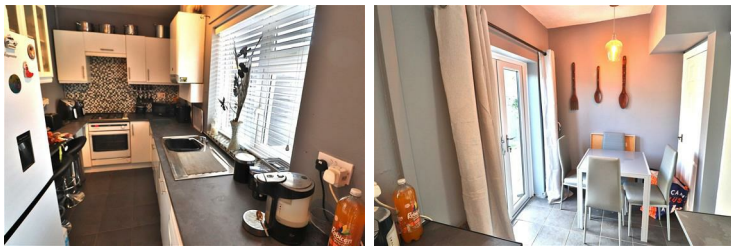
With stairs leading to the first floor accommodation, under stairs storage cupboard, coved ceiling.

## LOUNGE



Family lounge with a Upvc double glazed bow window to the front elevation, built in alcove storage and shelving, feature wood panelling, wood laminate flooring, coved ceiling.

## DINING KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and gas hob with extractor above, part tiled walls, ceramic tiled floor, breakfast bar, Upvc double glazed window to the rear elevation, Upvc double glazed French doors leading out to the rear garden, plumbed for a washing machine., under stairs storage cupboard.

## FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation.

## MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, fitted wardrobes, wood laminate flooring.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, wood laminate flooring.

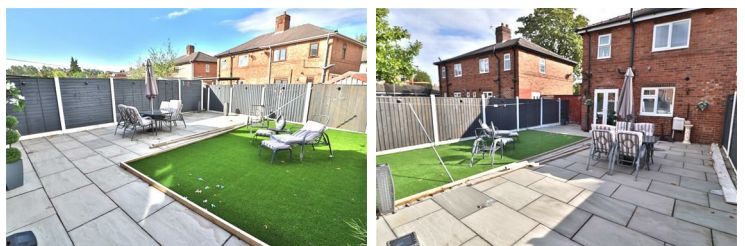
## BEDROOM THREE

With a Upvc double glazed window to the front elevation.

## BATHROOM/W.C



## OUTSIDE

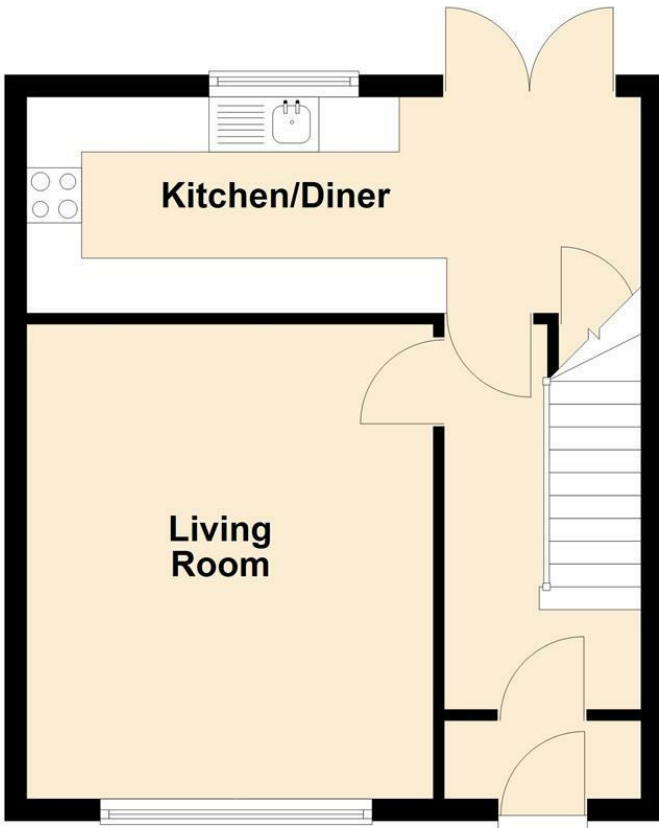


Externally the property has impressive gardens to the front and

rear elevations, The front garden is partly laid to lawn with paving allowing for off road parking subject to alteration. The rear garden is a good sized with a large paved patio area and artificial lawn. Gate access leads from the front elevation to the rear garden.

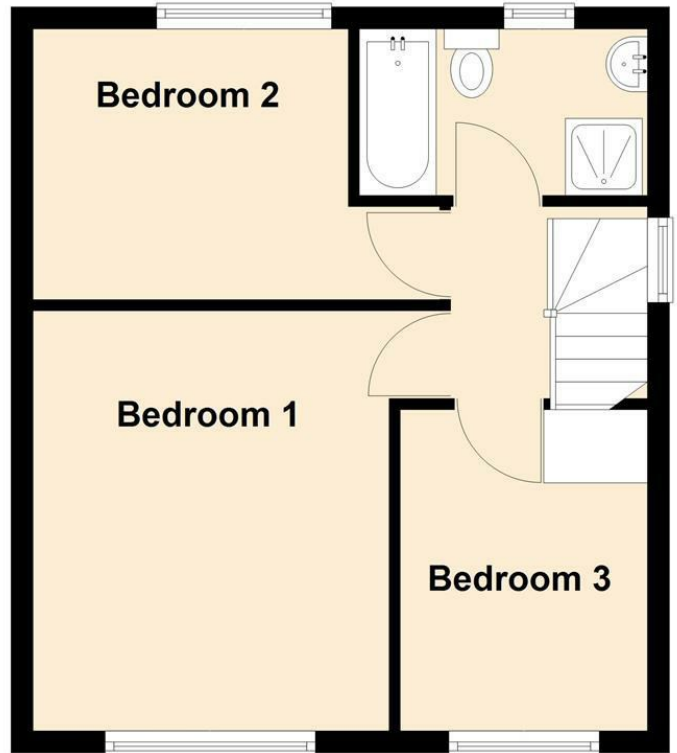
## Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)

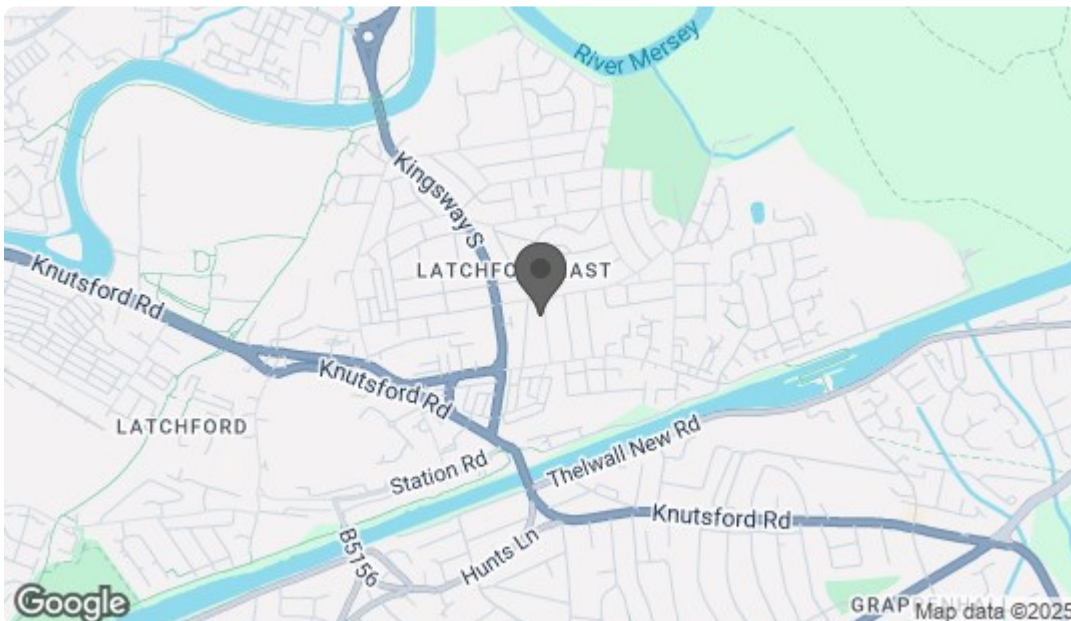


## First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 70.4 sq. metres (757.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		