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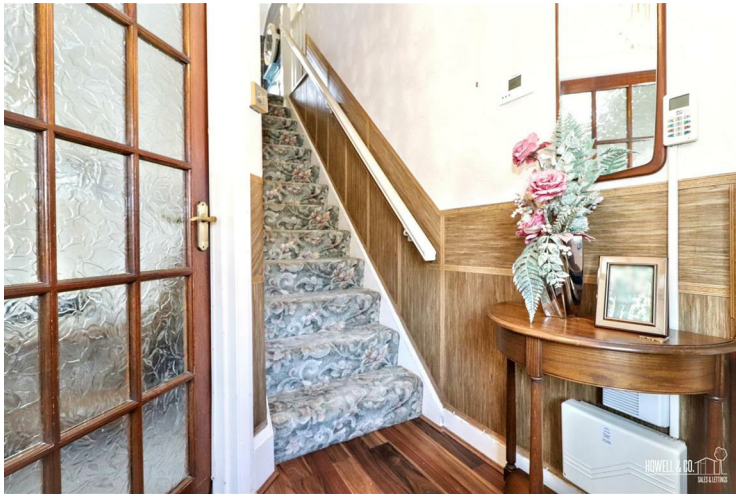
78 Windermere Avenue, Warrington, WA2 0ND

Offers In Excess Of £180,000

MID TOWN HOUSE, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid town house which is located in a sought after location. Benefiting from Freehold title and no onward chain the accommodation briefly comprises: Entrance hallway, open plan lounge/dining room with feature fireplace, fitted kitchen, first floor landing, three bedrooms, shower room and separate w.c. Externally the property has well maintained gardens, garden shed and a brick built out house with utility area and separate storage. Ideal First Time Buy. Viewing Highly Recommended.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

LOUNGE/DINING ROOM



Attractive open plan area with a Upvc double glazed bow window to the front elevation, Upvc double glazed patio doors opening to the rear garden, feature fireplace with inset "Living Flame" gas fire, coved ceiling.

KITCHEN



Fitted with a range of wall and base units incorporating a sink unit with mixer tap, cooker point with extractor unit above, tiled walls, Upvc double glazed window to the rear elevation, ceramic tiled floor.

FIRST FLOOR LANDING



With a built in storage cupboard and loft access.

MASTER BEDROOM



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

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation. cupboard housing the combi boiler.

BEDROOM THREE

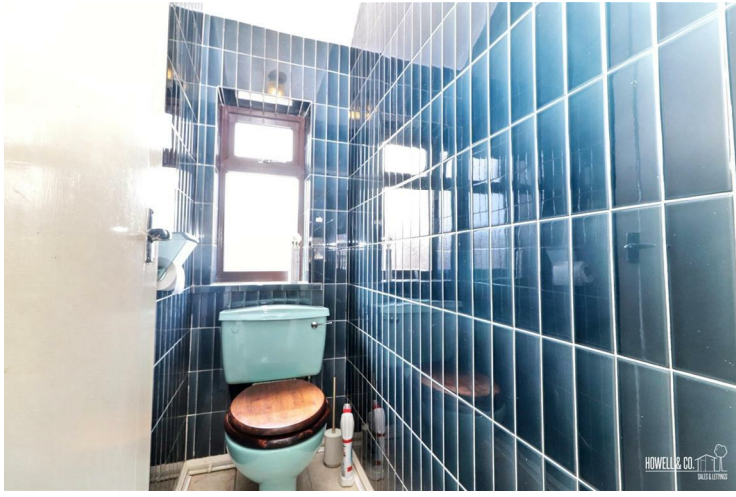
With a Upvc double glazed window to the front elevation.

SHOWER ROOM



Fitted with a walk in double shower enclosure and wash hand basin, pedestal wash hand basin, Upvc double glazed window to the rear elevation, part tiled walls.

W.C

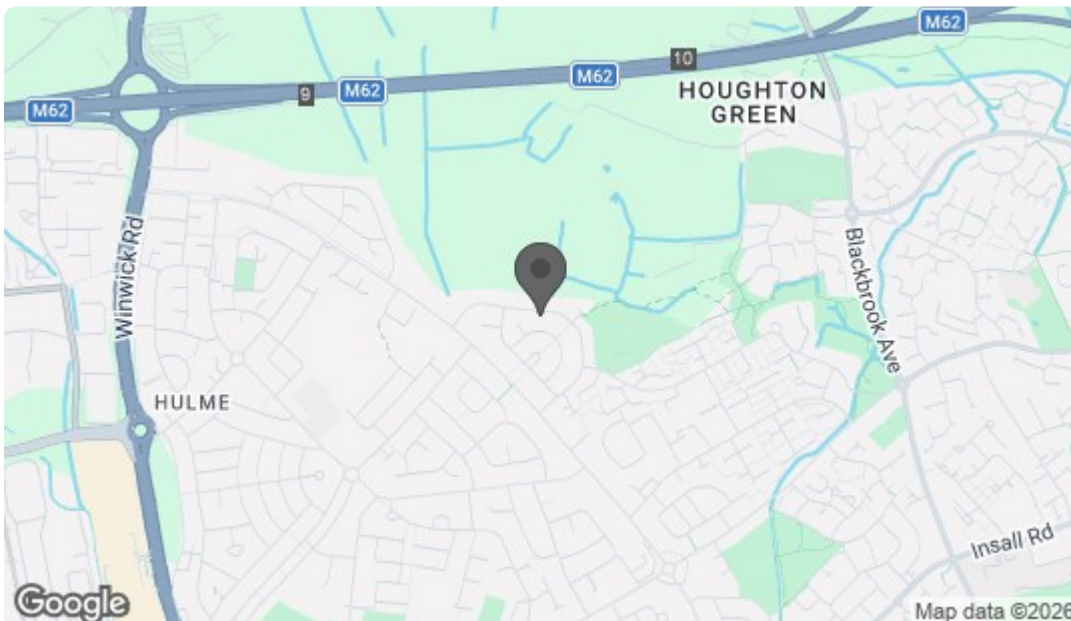


Fitted with a low level w.c, Upvc double glazed window to the rear elevation, tiled walls.

OUTSIDE



Externally the property has garden areas to the front and rear elevations. The rear garden has a garden shed and brick built outbuilding with storage and utility space with plumbing for a washing machine.



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		