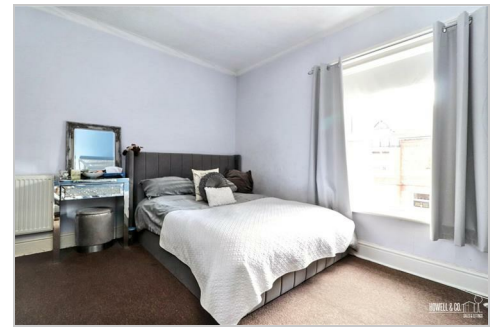


759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

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

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



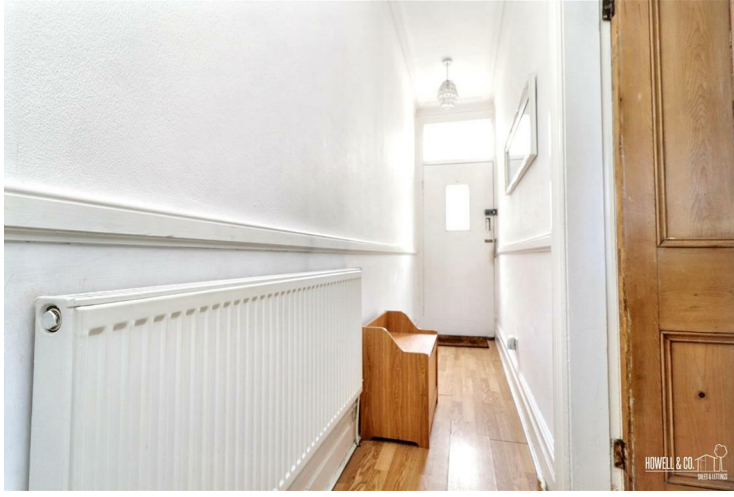
## 8 Oxford Street, Warrington, WA4 1HD

**Offers In Excess Of £145,000**

MID TERRACED HOUSE, TWO DOUBLE BEDROOMS, GAS CENTRAL HEATING, FITTED KITCHEN WITH OVEN AND HOB, OPEN PLAN LOUNGE/DINING ROOM, SEPARATE UTILITY ROOM, SOUGHT AFTER LOCATION, ENCLOSED REAR COURTYARD, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this well maintained mid terraced property which is situated in a highly sought after location within easy reach of local amenities and Warrington town centre. Benefitting from gas central heating the accommodation briefly comprises: Entrance hallway, lounge, open plan dining room, fitted kitchen with oven and hob, separate dining room, first floor landing, two double bedrooms and a bathroom/w.c. Externally the property has an enclosed rear courtyard. Viewing highly recommended.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

## LOUNGE



Open plan to the dining room with a double glazed window to the front elevation, wood laminate flooring, coved ceiling, picture rail.

## DINING ROOM



With a double glazed window to the rear elevation, feature fire place with inset fire, wood laminate flooring, coved ceiling.

## KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and halogen hob, part tiled walls, double glazed window to the rear elevation, exterior door leading to the rear courtyard area.

## UTILITY ROOM

Plumbed for a washing machine, double glazed window to the rear elevation.

## FIRST FLOOR LANDING

## MASTER BEDROOM



Impressive master bedroom with a double glazed window to the front elevation, fitted wardrobe, coved ceiling.

## BEDROOM TWO



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

## BATHROOM/W.C



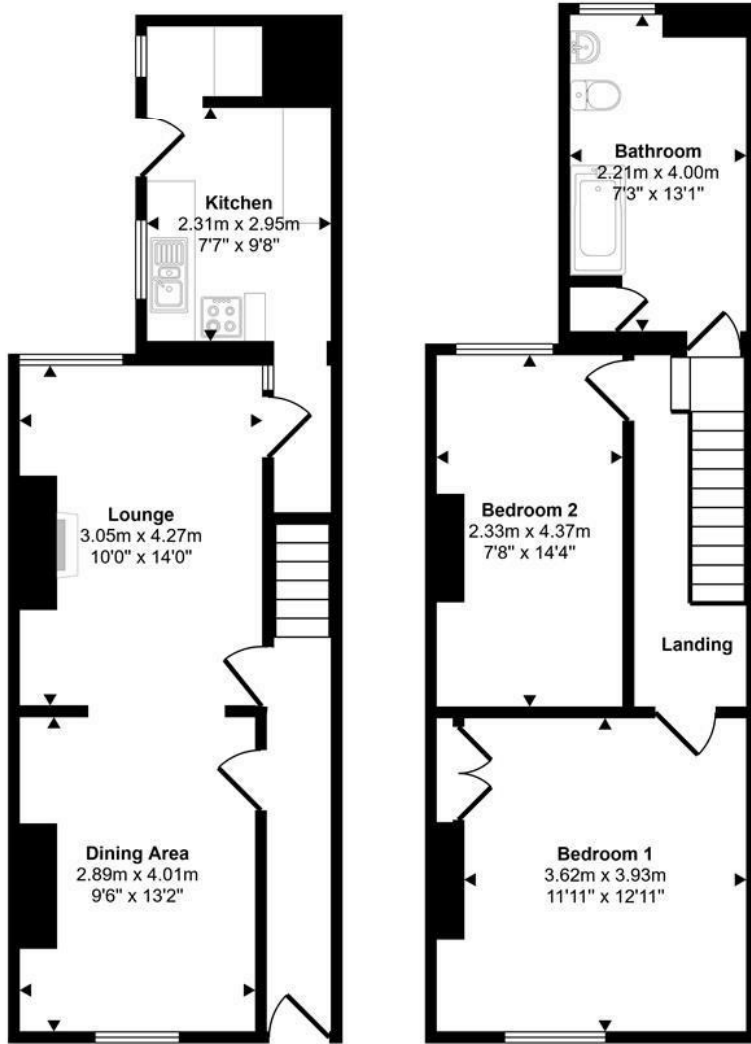
Fitted with a low level w.c. panelled bath with shower over and glass screen and pedestal wash hand basin, part tiled walls, double glazed window to the rear elevation.

## OUTSIDE



Externally the property has an enclosed rear courtyard area with rear gate access.

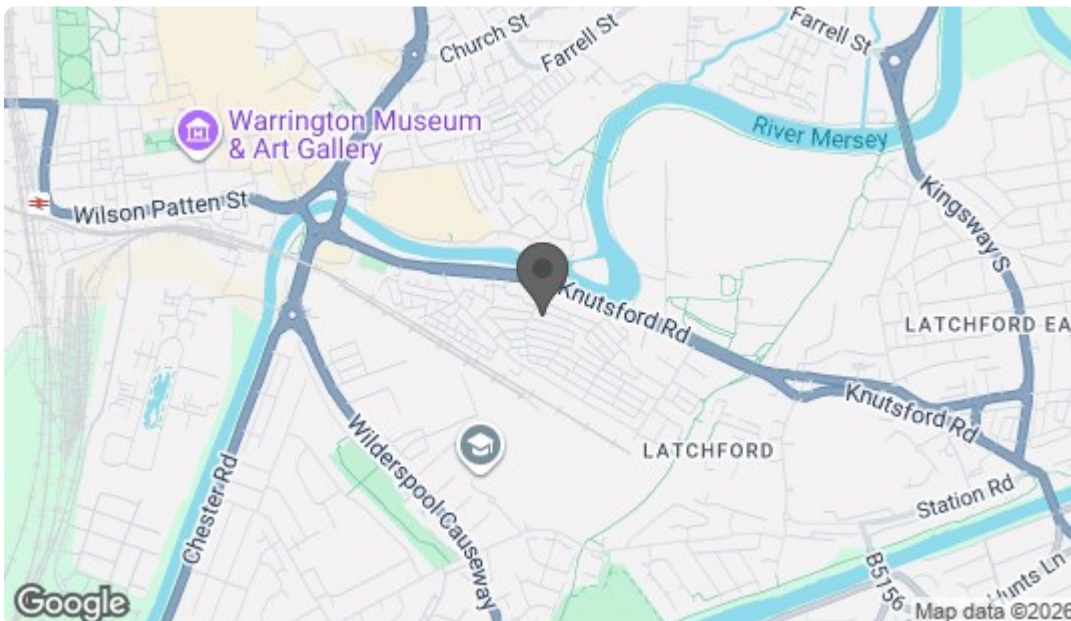
Approx Gross Internal Area  
86 sq m / 922 sq ft



Ground Floor  
Approx 43 sq m / 460 sq ft

First Floor  
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	