

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)



## 71 Honister Avenue, Warrington, WA2 9NJ

**Offers In The Region Of £179,950**

FABULOUS MID TERRACED HOUSE, TWO DOUBLE BEDROOMS, IMMACULATELY PRESENTED, SEPARATE SALON WITH INDEPENDENT ACCESS, GARDEN ROOM/GYM, UPVC DOUBLE GLAZING, DRIVEWAY PARKING, GOOD SIZED REAR GARDEN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer this fabulous mid terraced house which offers immaculate accommodation throughout. The property benefits from a separate salon to the rear of the property with independent entrance and fitted cloakroom facilities along with a garden building/gym. With gas central heating and Upvc double glazing the accommodation briefly comprises: L Entrance hallway, lounge with feature inset fireplace, contemporary fitted kitchen with built in oven and hob, first floor landing, two double bedrooms and a shower room/w.c. Externally the property has driveway parking to the front elevation, a good sized rear garden and as previously mentioned garden room/gym and salon. Viewing highly recommended.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, dado rail.

## LOUNGE



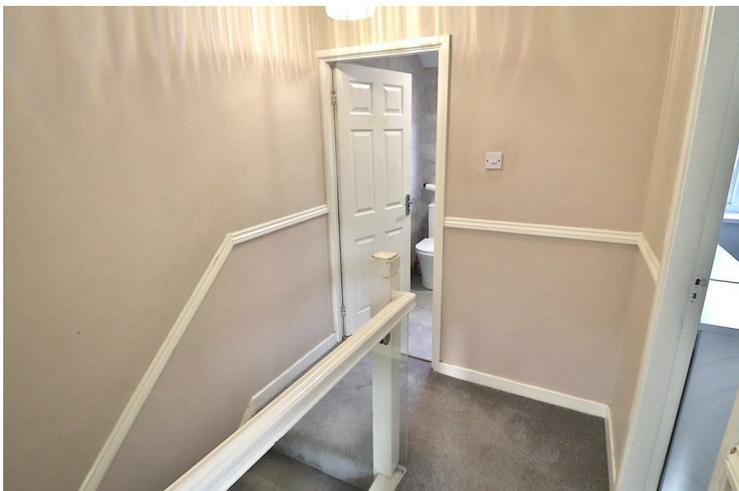
Attractive family lounge with feature inset fire, Upvc double glazed window to the front elevation, wood laminate flooring, under stairs recess and inset ceiling spot lighting.

## KITCHEN



Fitted with a range of contemporary kitchen units incorporating a sink unite with mixer tap, built in stainless steel electric oven and gas hob with extractor above, inset ceiling spot lighting, ceramic floor, Upvc double glazed French doors leading out to the rear garden.

## FIRST FLOOR LANDING



With loft access, dado rail.

## MASTER BEDROOM



Excellent sized master bedroom with two Upvc double glazed windows to the front elevation, built in storage.

## BEDROOM TWO



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

## BATHROOM/W.C



Fitted with a low level w.c, wash hand basin with under storage unit and bath with shower over, and glass screen, tiled walls, ceramic tiled floor, heated towel radiator, Upvc double glazed window to the rear elevation.

## OUTSIDE



Externally the property has block paved driveway parking to the front elevation and a good sized paved rear garden with access to the salon and garden room/gym.

## SALON



Fitted salon with separate treatment area and cloakroom/w.c, ceramic tiling, Upvc access doors from rear garden and front of property, Upvc double glazed windows to the side elevation, inset ceiling spot lighting.

## CLOAK ROOM/W.C

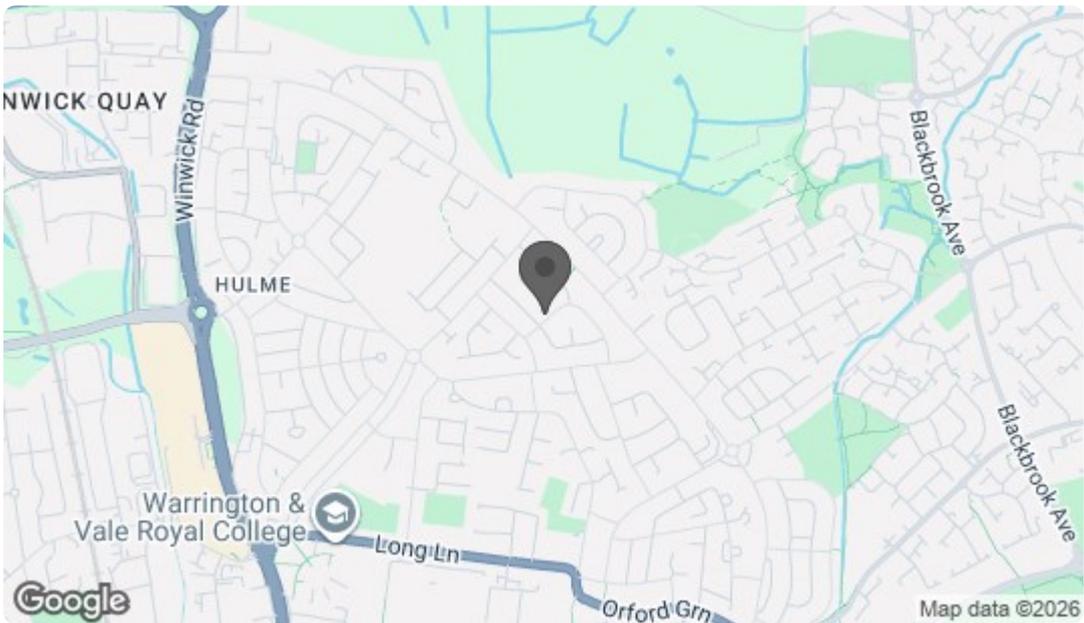


Fitted with a low level w.c and wash hand basin.

## GARDEN ROOM/GYM



Detached garden room currently utilised as a gym, accessed via Upvc double glazed French doors, inset ceiling spot lighting.



**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		

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) <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		

England & Wales EU Directive 2002/91/EC