759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel **01925 417091**
Email **info@howellandco.co.uk**

www.howellandco.co.uk

HOWELL & CO.
SALES & LETTINGS

3 Beverley Avenue, Warrington, WA4 3BB

£250,000

END TOWN HOUSE, TWO DOUBLE BEDROOMS, INNEED OF MODERNISATION, EXCELLENT SIZED PLOT, SINGLE GARAGE, HIGHLY SOUGHT AFTER LOCATION, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this end town house which offers great potential to create a fabulous home in a highly sought after location. Benefitting from gas central heating, Upvc double glazing and no onward chain. The accommodation briefly comprises: Entrance hallway, lounge with dual aspect windows to the front and rear elevations, kitchen with access to storage rooms including a downstairs w.c, first floor landing, two bedrooms and a shower room/w.c. Externally the property has excellent sized gardens, driveway parking and a single garage. Viewing highly recommended.

ENTRANCE HALLWAY

With stairs leading. to the first floor accommodation, Upvc double glazed window to the side elevation,

LOUNGE

Good sized lounge with dual aspect Upvc double glazed windows to the front and rear elevations, fire place with inset gas fire, built in original storage/display unit.

KITCHEN

Fitted base units incorporating a stainless steel sink unit with mixer tap, plumbed for a washing machine and dishwasher, cooker point, part tiled walls, walk in pantry, door access to storage rooms and downstairs w.c.

FIRST FLOOR LANDING

With a Upvc double glazed window to side elevation.

BEDROOM 1

With a Upvcd double glazed window to the front elevation, fitted wardrobes.

BEDROOM 2

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

SHOWER ROOM

Fitted with a pedestal wash hand basin, and walk in shower enclosure, part tiled walls.

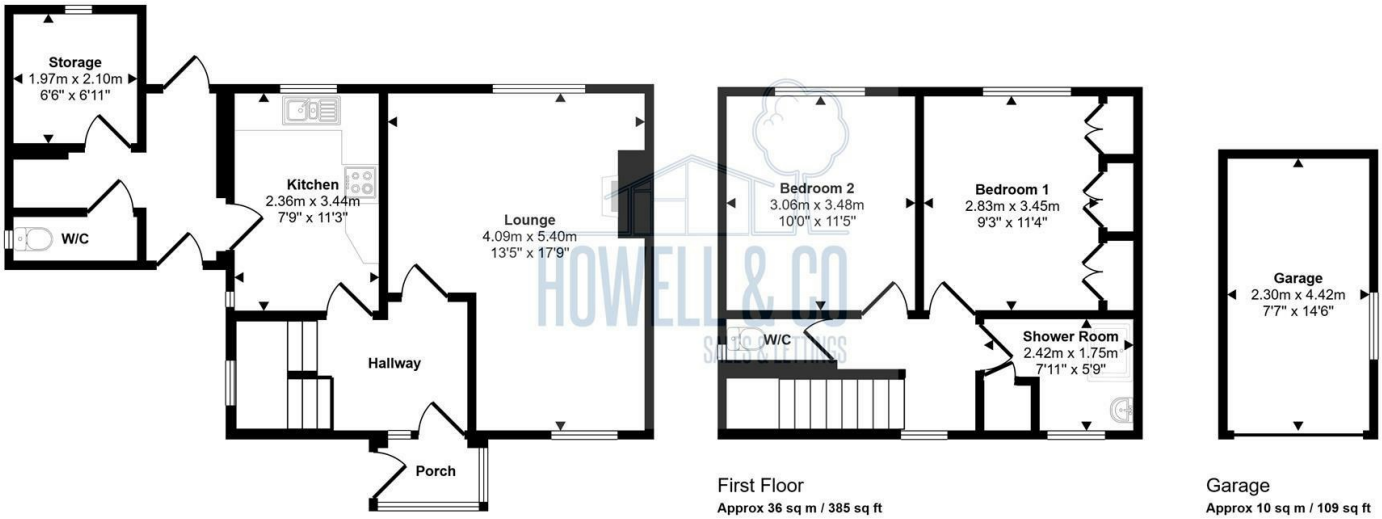
SEPARATE W/C

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

OUTSIDE

Externally the property has excellent sized gardens and driveway parking leading to a single garage.

Approx Gross Internal Area
97 sq m / 1041 sq ft

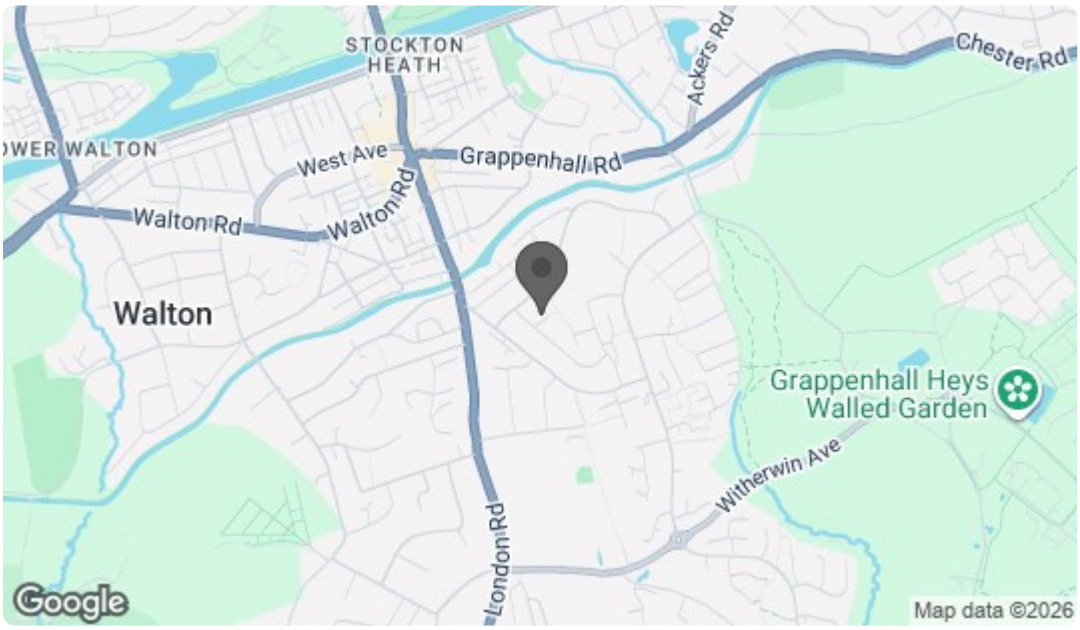


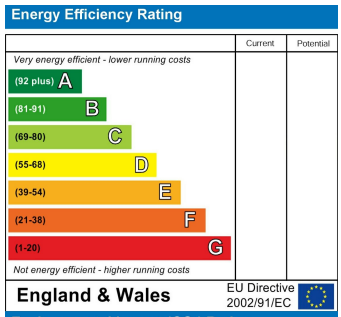
Ground Floor
Approx 51 sq m / 546 sq ft

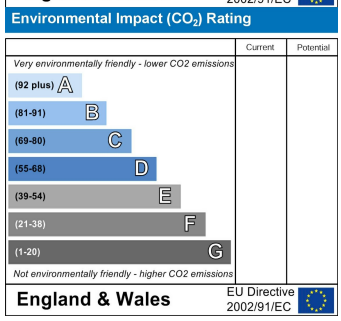
First Floor
Approx 36 sq m / 385 sq ft

Garage
Approx 10 sq m / 109 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.







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