

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



78 Helmsdale Lane, Warrington, WA5 1SY

£1,100

FABULOUS END TOWN HOUSE, THREE BEDROOMS, IMPRESSIVE OPEN PLAN DINING KITCHEN WITH BUILT IN OVEN AND HOB, UPVC DOUBLE GLAZING, IMMACULATE THROUGHOUT, SOUGHT AFTER LOCATION, GAS CENTRAL HEATING, AVAILABLE NOW, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer this fabulous end town house which is immaculately presented and offers excellent accommodation. Situated in a highly sought after location and benefiting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, family lounge, impressive open plan dining kitchen with built in oven and hob, first floor landing, three bedrooms and a bathroom/w.c. Externally the property's has gardens to the front and rear elevations. Viewing highly recommended.

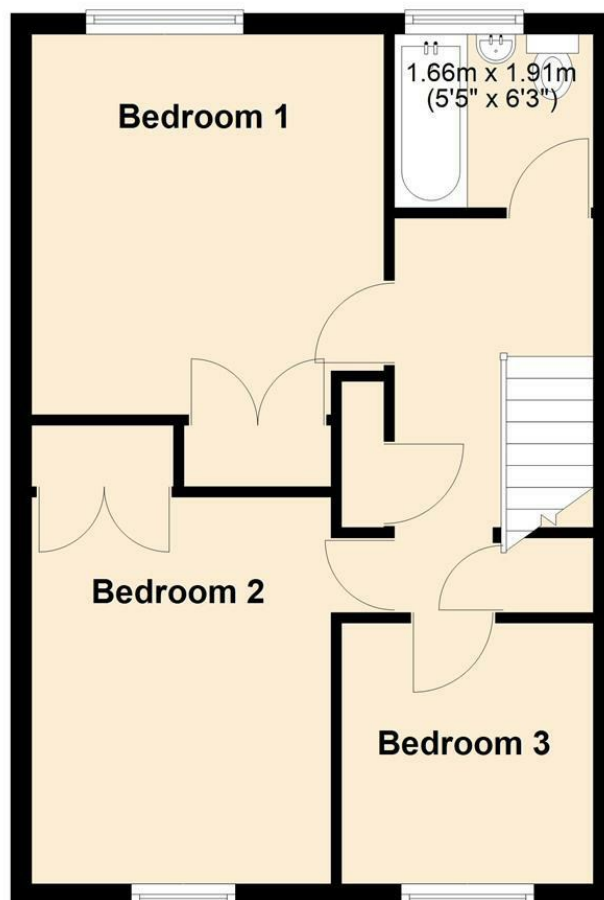
Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)

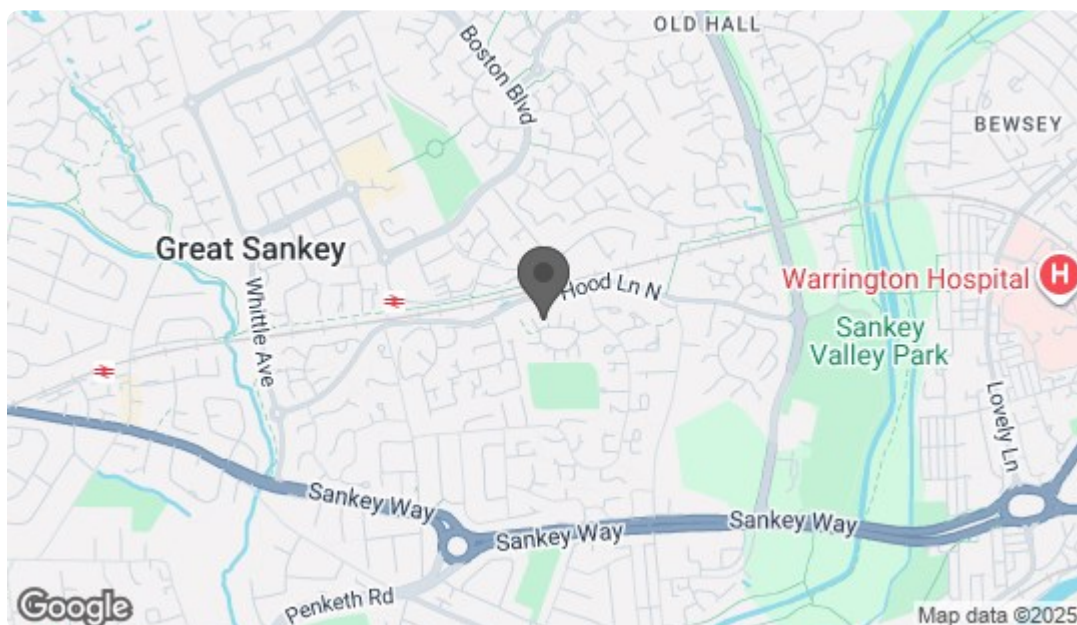


First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 sq. feet)



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		
EU Directive 2002/91/EC		
England & Wales		
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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		