

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



6 Colne Road, Warrington, WA5 4LE

Offers In Excess Of £200,000

FABULOUS SEMI DETACHED FAMILY HOME, THREE BEDROOMS, OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES, UPVC DOUBLE GLAZED CONSERVATORY, PRESENTED TO A HIGH STANDARD, CONTEMPORARY SHOWER ROOM, UPVC DOUBLE GLAZING, SOUGHT AFTER LOCATION, EXCELLENT OFF ROAD PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous semi detached family home which is situated in a sought after location and presented to a high standard. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, attractive family lounge with feature fire, open plan dining kitchen with integrated appliances, Upvc double glazed conservatory, first floor landing, three bedrooms and a shower room/w.c. Externally the property has excellent off road driveway parking and an enclosed rear garden with York stone paving. Viewing highly recommended.

ENTRANCE HALLWAY

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

FAMILY LOUNGE



Attractive family lounge with a half bay Upvc double glazed half bay window to the front elevation, feature wall mounted electric flame effect fire, wood laminate flooring, coved ceiling. double doors opening to the open plan dining kitchen.

OPEN PLAN DINING KITCHEN



Impressive open plan dining kitchen fitted with a range of white wall and base units incorporating a sink unit with mixer tap, integrated fridge freezer, built in stainless steel oven and halogen hob with extractor above, wine fridge, double doors leading through to the conservatory, wood laminate flooring, inset ceiling spot lighting, Upvc double glazed external door with side window opening to the rear garden.

CONSERVATORY



Upvc double glazed conservatory with French doors opening to the rear garden.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, loft access.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation, wood laminate flooring.

BEDROOM TWO



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

BEDROOM THREE



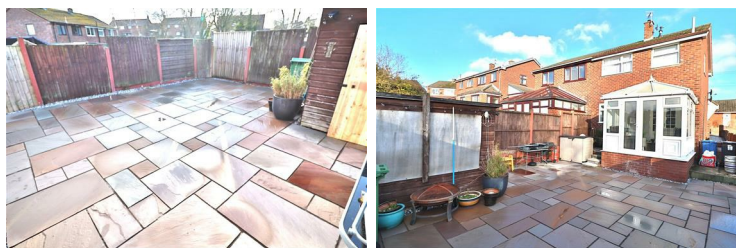
With a Upvc double glazed window to the front elevation, wood laminate flooring.

SHOWER ROOM/W.C



Fitted with a contemporary suite comprising, low level w.c, wall mounted wash hand basin with mixer tap and under storage and walk in double shower area with glass screen, panelled walls, Upvc double glazed window to the rear elevation.

OUTSIDE



Externally the property has excellent off road paved parking to the front elevation, along with an enclosed rear garden with York stone paving and garden shed.

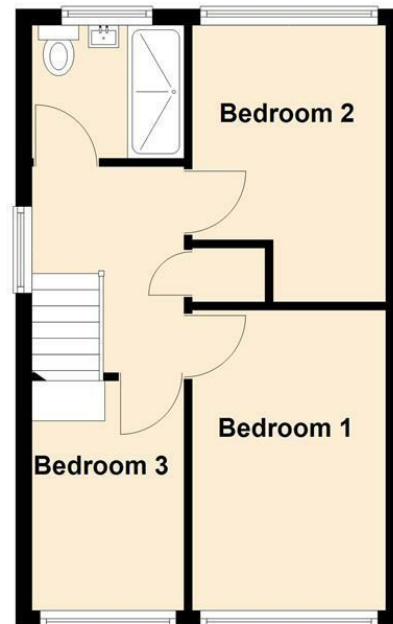
Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)

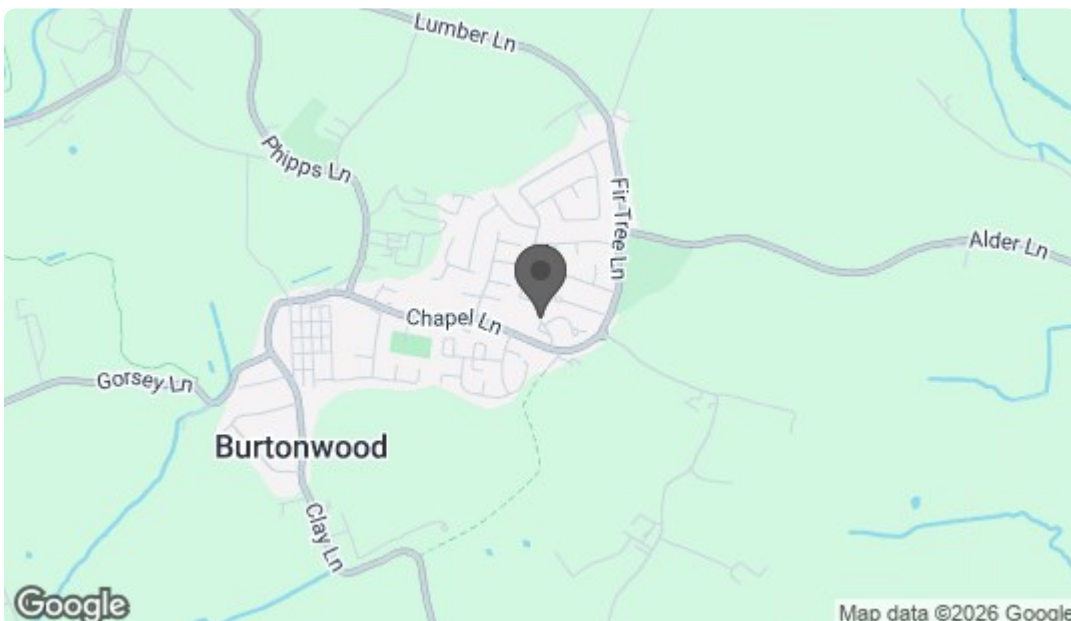


First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 71.7 sq. metres (771.4 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		
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