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165 Thelwall New Road, Warrington, WA4 2NB

£390,000

FABULOUS EXTENDED SEMI DETACHED FAMILY HOME, IMPRESSIVE FAMILY ROOM, THREE BEDROOMS, CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES, ATTRACTIVE LOUNGE WITH CAST IRON FIREPLACE, SEPARATE DINING ROOM, HIGHLY SOUGHT AFTER LOCATION, SINGLE GARAGE, UPVC DOUBLE GLAZING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous semi detached property which has been extended to provide excellent family accommodation. Situated in a highly sought after location and benefiting from Upvc double glazing and gas central heating, the accommodation briefly comprises: Entrance hallway, attractive lounge with feature cast iron fireplace, impressive family room, contemporary kitchen with integrated appliances, dining room, utility room, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations along with driveway parking and a single garage. Viewing highly recommended.

ENTRANCE HALLWAY



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

LOUNGE



Attractive family lounge with a bay Upvc double glazed window to the front elevation, feature cast iron fireplace with tiled inserts, wood laminate flooring, coved ceiling.

FAMILY ROOM



Impressive family room with Upvc double glazed French doors leading to the rear garden, wood laminate flooring, coved ceiling, access door through to the garage.

KITCHEN



Fitted with a contemporary range of high gloss wall and base units incorporating an inset stainless steel sink with mixer tap, built in stainless steel electric oven and gas hob with extractor above, integrated dishwasher and fridge, part tiled walls, wood laminate flooring, Upvc double glazed window to the rear elevation.

DINING ROOM



Good sized separate dining room with a Upvc double glazed window to the rear elevation, wood laminate flooring.

UTILITY ROOM

Plumbed for a washing machine, space for a dryer, fitted base unit and worktop.

FIRST FLOOR LANDING

MASTER BEDROOM



With a bay Upvc double glazed window to the front elevation.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, wood laminate flooring.

BEDROOM THREE



With a Upvc double glazed window to the side elevation.

BATHROOM/W.C



Fitted with a white three piece bathroom suite comprising: Vanity wash hand basin, low level w.c and panelled bath with shower over and glass screen.

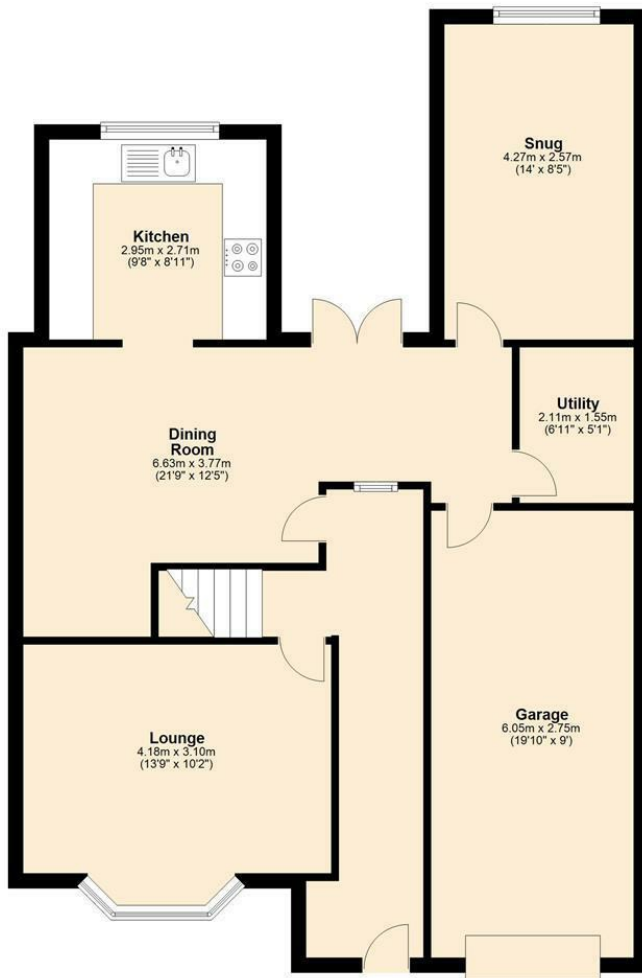
OUTSIDE



Externally the property has driveway parking leading to a single garage and gardens including a patio and lawned area with borders

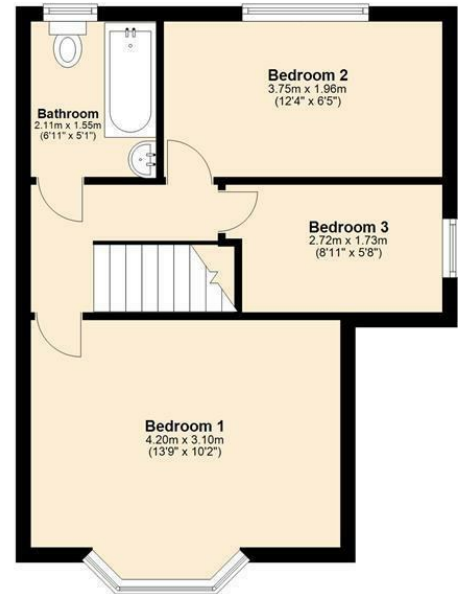
Ground Floor

Approx. 83.8 sq. metres (902.0 sq. feet)

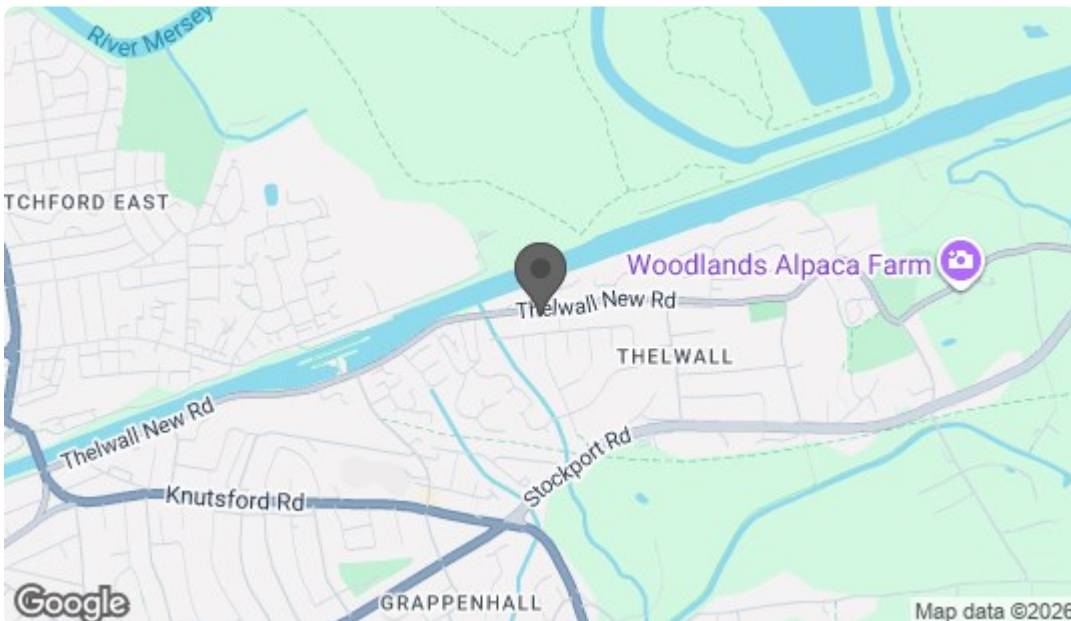


First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 119.1 sq. metres (1282.1 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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