

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



11 Lindley Avenue, Warrington, WA4 1QB

£249,950

ATTRACTIVE SEMI DETACHED HOUSE, EXTENDED ACCOMMODATION, FOUR BEDROOMS, ENSUITE TO GROUND FLOOR BATHROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, BAY FRONTED LOUNGE, SEPARATE DINING ROOM, GOOD SIZED PLOT, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this extended family home which is situated in a sought after location and is offered with the advantage of no onward chain. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, bay fronted family lounge, separate dining room with French doors leading to the rear garden, fitted kitchen with built in oven and hob, ground floor bedroom with ensuite shower room, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has good sized gardens and off road driveway parking. Viewing highly recommended.

ENTRANCE HALLWAY

FAMILY LOUNGE



ENSUITE SHOWER ROOM



FIRST FLOOR LANDING

MASTER BEDROOM



DINING ROOM



KITCHEN



GROUND FLOOR BEDROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM/W.C



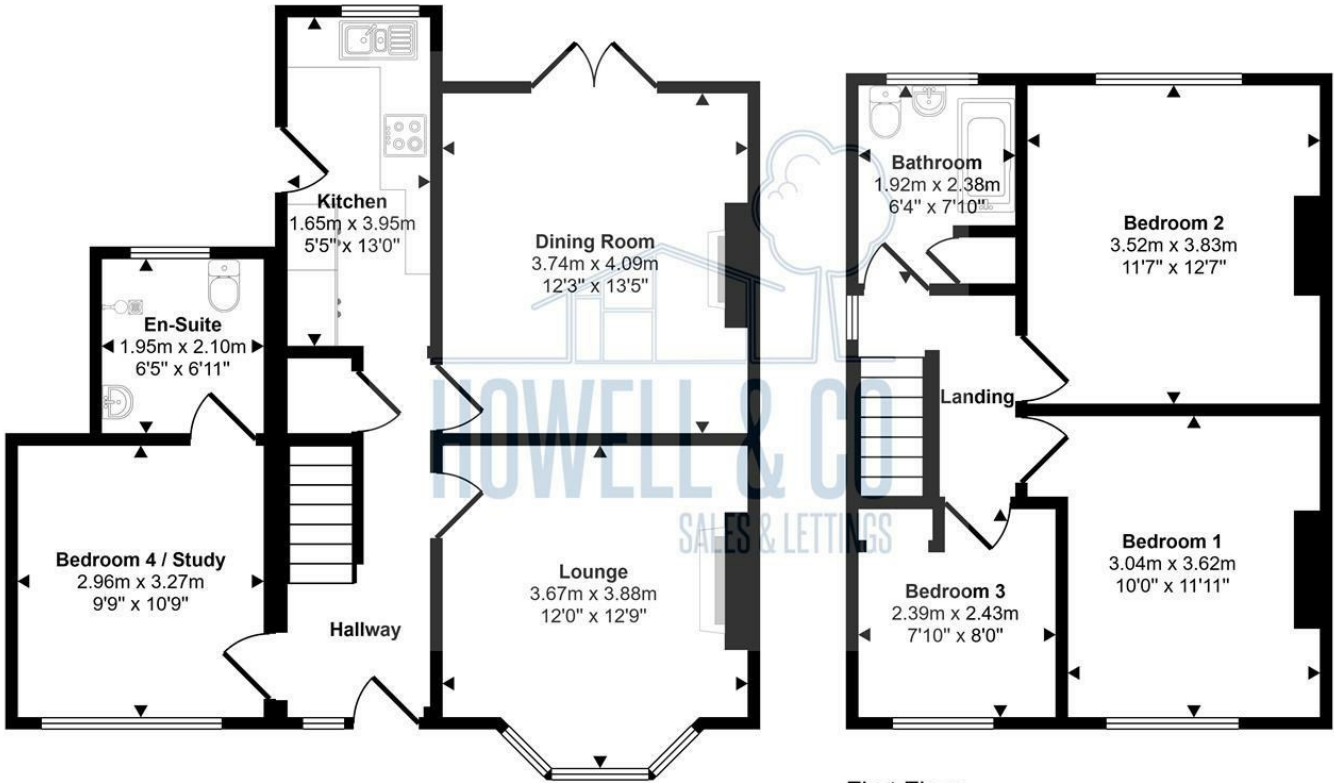
Fitted with a three piece suite in white comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over and glass screen, tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE



Externally the property has good sized gardens and off road driveway parking.

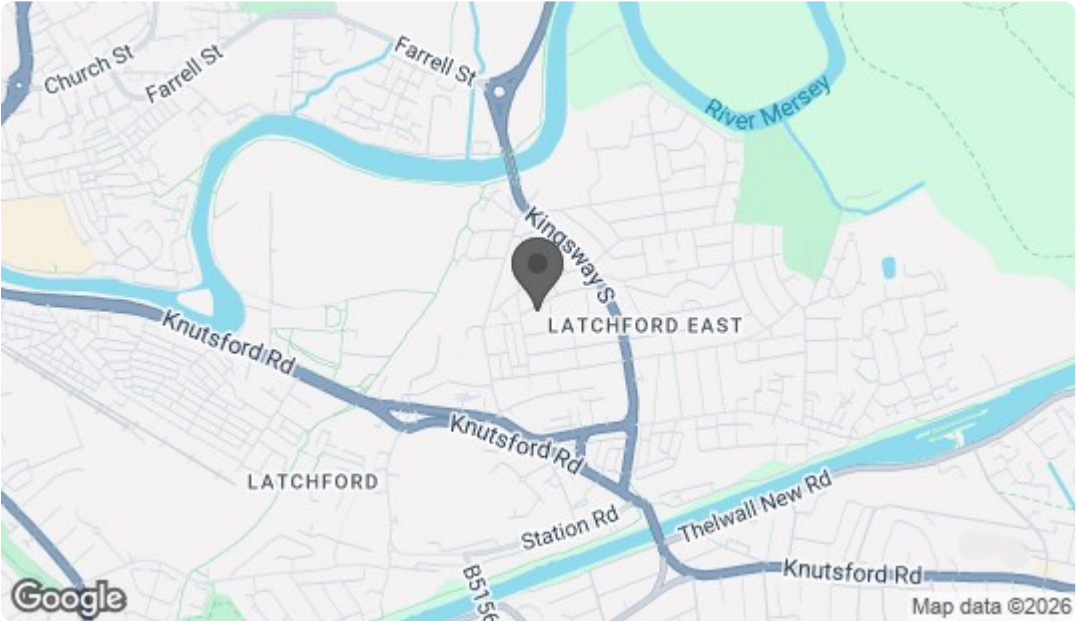
Approx Gross Internal Area
102 sq m / 1100 sq ft



First Floor
Approx 42 sq m / 455 sq ft

Ground Floor
Approx 60 sq m / 646 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.



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		