

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



12 Secker Avenue, Warrington, WA4 2RE

Offers In The Region Of £249,950

We are delighted to offer for purchase this sizeable extended three bedroom semi detached property with exceptionally large and versatile living space offering the potential for a fabulous family home. The accommodation briefly comprises: Entrance hallway, flexible downstairs extended layout with additional reception rooms for separate lounge, dining room or home office. Contemporary shaker style fitted kitchen with good range of base and wall units. Upstairs landing leading to three good sized well proportioned bedrooms and family bathroom. Externally the property has a garden to the front elevation part laid to lawn with block paved driveway and well stocked garden to the rear part lawn and part slab. Fabulous location close to all local amenities including both Latchford and Stockton Heath villages and Warrington Town centre as well as schools and motorway networks for an easy commute.

Living room



Spacious living area, feature fireplace. Upvc window overlooking the front elevation.

Bedroom One



Good size double bedroom with Upvc double glazed window to the rear elevation.

Lounge/Dining room



Generously sized and extended lounge/dining area offering the versatility of a lounge, dining room, and home office. Laminate wood flooring and Upvc sliding patio doors to the rear elevation.

Bedroom Two



Proportionally sized double bedroom with Upvc window to the front elevation.

Kitchen/utility area



Contemporary shaker style fitted kitchen with a range of wall and base units and integrated utility area. One and a half bowl stainless steel sink unit and integrated gas cooker and oven. Upvc double glazed window to the rear elevation.

Bedroom Three



Good size single bedroom. Upvc double glazed window to the front elevation.

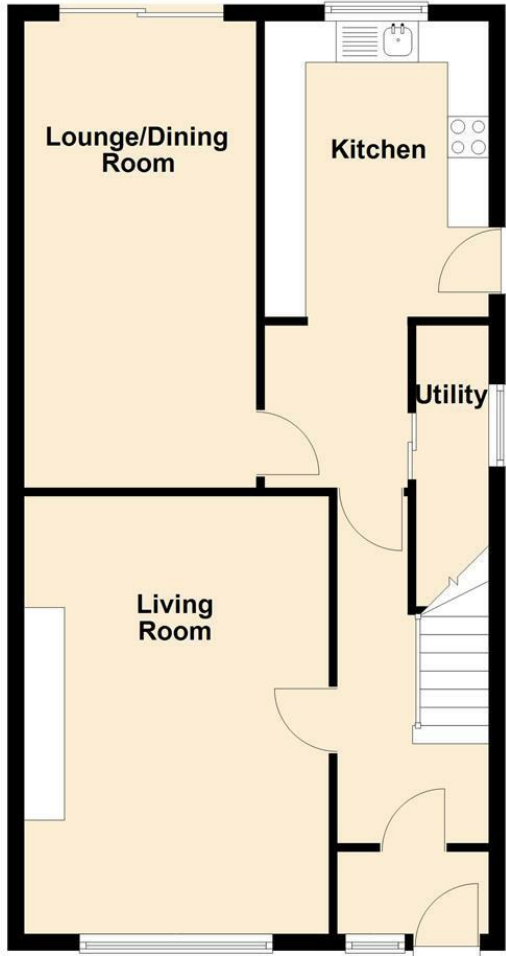
Outside Area



Externally the property benefits from well established front garden to the front and block paved driveway. Well stocked rear garden part lawn and part paved. Garden shed.

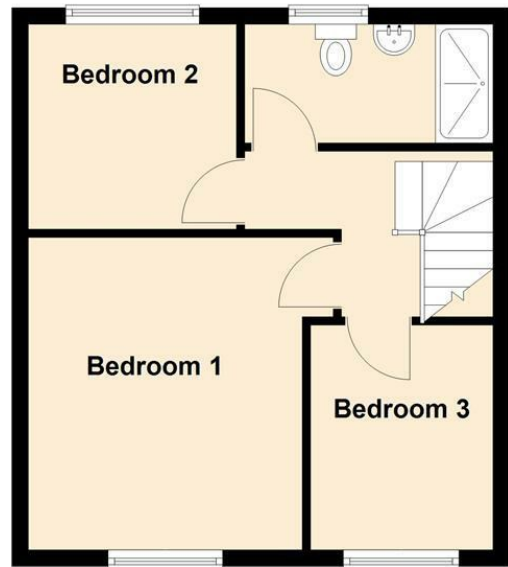
Ground Floor

Approx. 62.6 sq. metres (673.5 sq. feet)

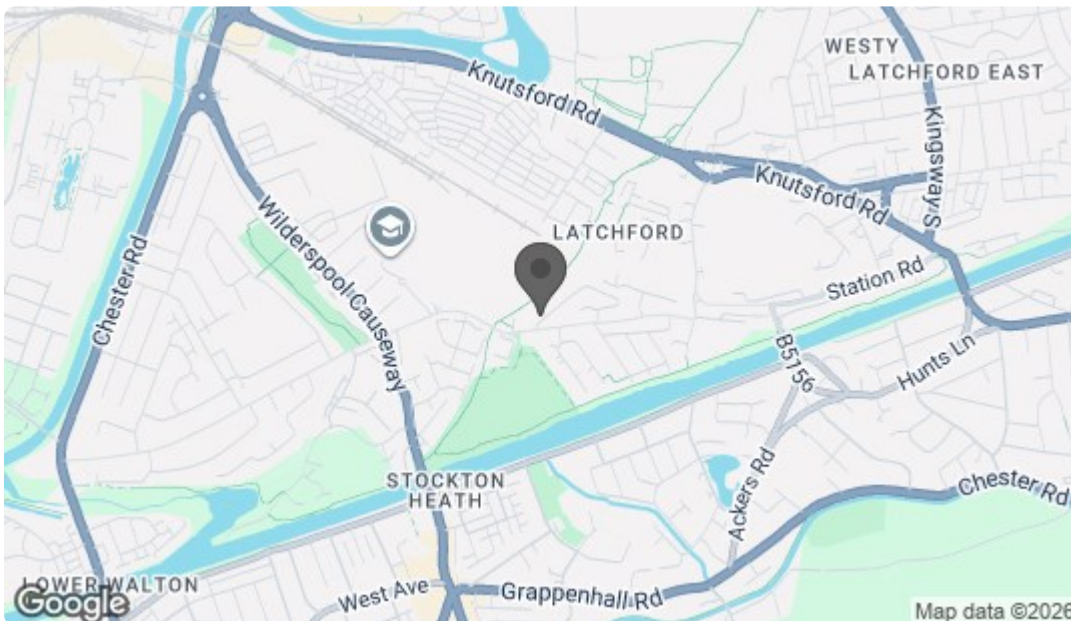


First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 98.5 sq. metres (1059.7 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	