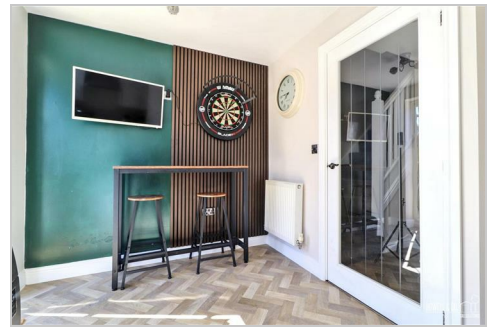


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



81 Kerridge Drive, Warrington, WA1 2GW

£270,000

MID TOWN HOUSE, THREE BEDROOMS, IMPRESSIVE TOP FLOOR MASTER BEDROOM WITH ENSUITE, DINING KITCHEN WITH BUILT IN APPLIANCES, SOUGHT AFTER LOCATION, SINGLE GARAGE, VIEWING HIGHLY RECOMMENDED.

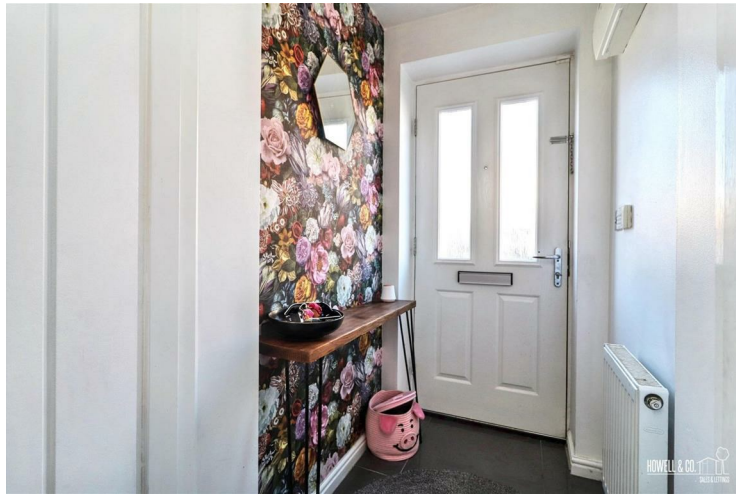
Immaculately Presented 3-Bedroom Home with Detached Garage

This well maintained three-bedroom semi-detached property offers stylish living in a sought-after location. Finished to a high standard throughout, the home is ready to move straight into.

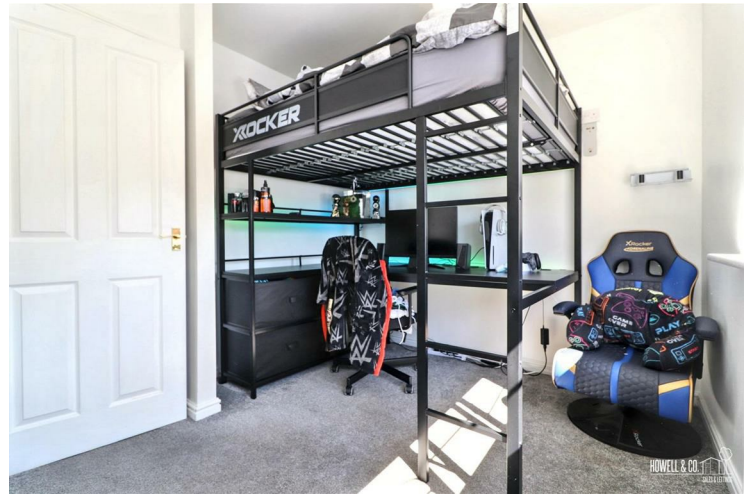
Upon entering, you are welcomed by a bright entrance hallway leading to a convenient downstairs W/C. The spacious lounge provides a comfortable setting for relaxation, modern kitchen diner – perfect for family living and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms. The impressive master bedroom benefits from its own en-suite, while a contemporary family bathroom serves the remaining bedrooms.

ENTRANCE HALLWAY



BEDROOM THREE



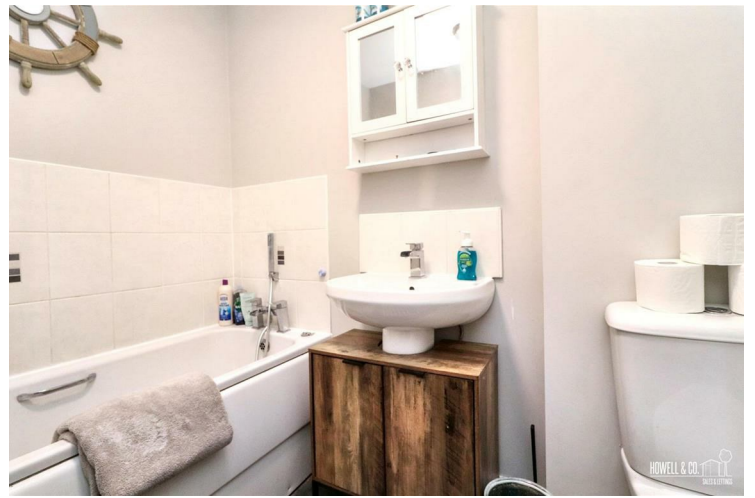
With a Upvc double window to the rear elevation

LOUNGE



Attractive family lounge with a Upvc double glazed window to the front elevation, wood laminate flooring, feature wall panelling.

BATHROOM/W.C



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c., and panelled bath with mixer shower attachment, part tiled walls.

DINING KITCHEN



Open plan dining kitchen fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and halogen hob with extractor above, part tiled walls, integrated fridge freezer, plumbed for a washing machine and dish washer feature wall panelling, inset ceiling spot lighting, Upvc double glazed window to the rear elevation and Upvc double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING

With stairs leading to the second floor accommodation.

BEDROOM TWO



Double bedroom with two Upvc double glazed windows to the front elevation.

SECOND FLOOR LANDING

MASTER BEDROOM



Impressive master bedroom with a Upvc double glazed window to the front elevation, fitted wardrobe, access door leading to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a corner shower enclosure, pedestal wash hand basin and low level w.c, part tiled walls, Velux window to the rear elevation.

OUTSIDE



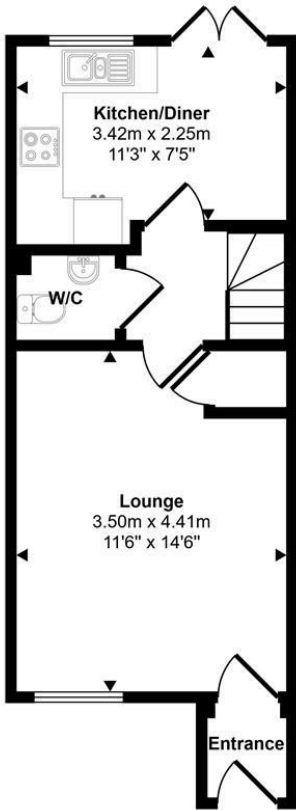
Externally the property has an enclosed rear garden with access gate leading to the garage and driveway parking.

GARAGE

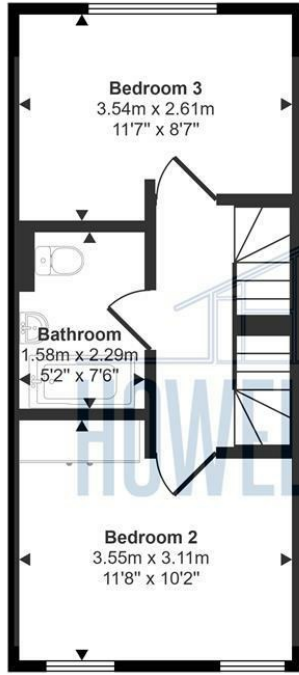


With up and over door.

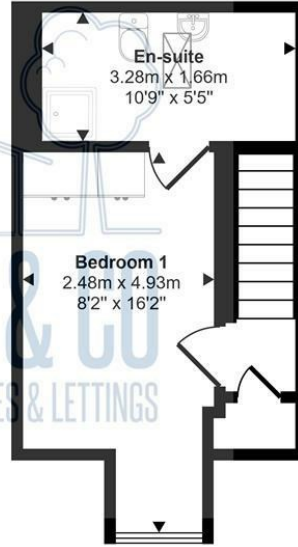
Approx Gross Internal Area
94 sq m / 1017 sq ft



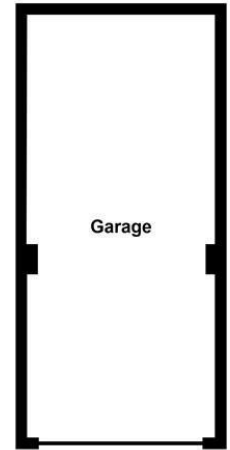
Ground Floor
Approx 30 sq m / 327 sq ft



First Floor
Approx 30 sq m / 319 sq ft

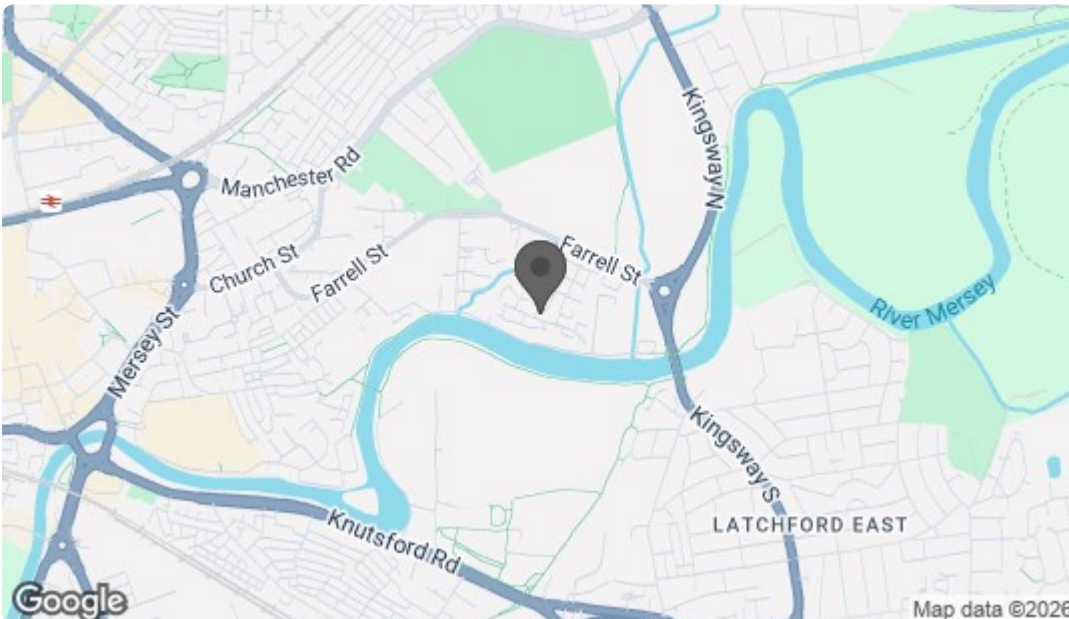


Second Floor
Approx 21 sq m / 228 sq ft



Garage
Approx 13 sq m / 144 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			
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	