

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



**71 Grafton Street, Warrington, WA5 1QA**

**£115,000**

This Mid-Terraced property is located within a popular residential area nearby to Warrington Hospital and a number of essential amenities. Warrington Town Centre is also within close proximity which provides a good range of shops, bars and restaurants. Gas central heating and double glazed throughout. The accommodation is over two storeys and briefly comprises spacious lounge with double glazed window to the front elevation, through to dining room with useful storage area and access to stairs to upper floor. Double glazed window to rear elevation. Kitchen with range of wall and base units, free standing gas cooker & extractor. Downstairs bathroom with white three piece suite. To the First Floor there are Two Double Bedrooms. Outside there is a low maintenance terraced yard. Valid gas, electrical and epc certificates.

## Living Room



With double glazed window to the front elevation, feature fireplace and dado rail. Leading through to dining room.

## Dining Room



Spacious dining area with archway to kitchen and double glazed window to rear elevation. Access to stairs to upper floor.

## Kitchen



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, free standing gas cooker, fully tiled walls, plumbed for a washing machine, double glazed window to the rear elevation.

## Bathroom



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower attachment, fully tiled walls, ceramic tiled floor, window to the side elevation.

## Landing

## Bedroom One



Good sized Master bedroom with double glazed window to the front elevation.

## Bedroom Two



Second double bedroom with double glazed window to the rear elevation.

## Outside

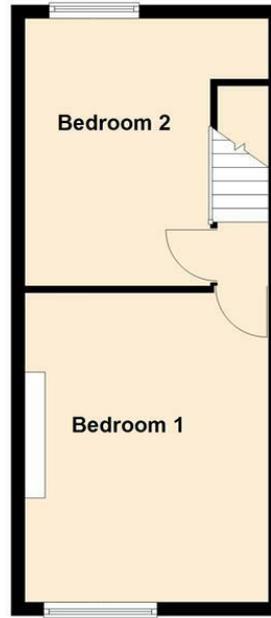
Externally the property has an enclosed rear yard.



**Ground Floor**  
Approx. 41.6 sq. metres (447.7 sq. feet)



**First Floor**  
Approx. 31.5 sq. metres (339.3 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	62
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		