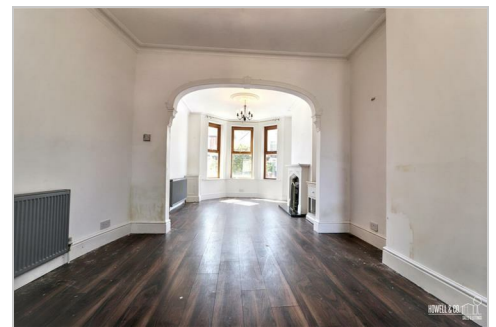


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



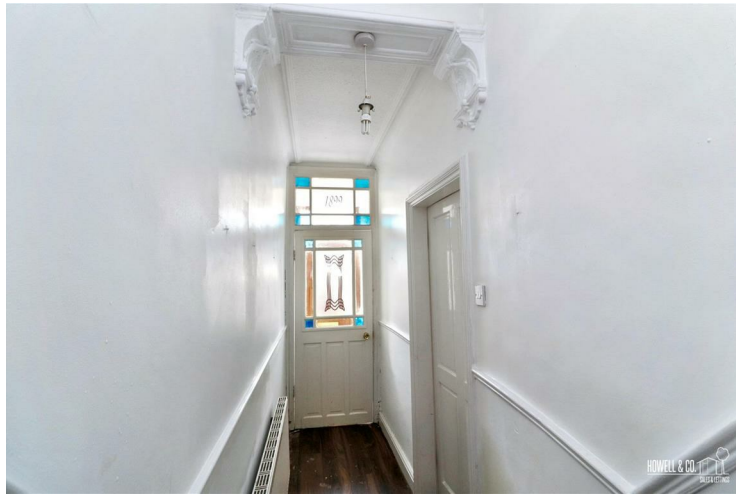
85 Hood Lane South, Warrington, WA5 1ER

Offers In The Region Of £247,000

ATTRACTIVE SEMI DETACHED PERIOD PROPERTY, THREE BEDROOMS, OPEN PLAN LOUNGE AND DINING ROOM, EXCELLENT SIZED FAMILY ACCOMMODATION, SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, NO ONWARD CHAIN, CLOSE TO LOCAL AMENITIES, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive semi detached period property which is situated in a sought after location and offers excellent family accommodation. Benefiting from Upvc double glazing, gas central heating no onward chain, the accommodation briefly comprises: Entrance hallway, bay fronted open plan lounge/dining room, kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has a garden area to the front elevation and an enclosed rear courtyard area. Viewing highly recommended.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

LOUNGE



With a bay to the front elevation with Upvc double glazed windows, feature fireplace, coved ceiling, wood laminate flooring, open plan to the dining room.

DINING ROOM



Open plan to the lounge with double glazed patio doors leading out to the rear courtyard area, coved ceiling, wood laminate flooring.

KITCHEN



Fitted with a range of wall, base and display units incorporating a 1 1 / 2 bowl sink unit with mixer tap, built in electric oven and

gas hob, plumbed for a washing machine and dishwasher, part tiled walls, ceramic tiled floor, Upvc double glazed window to the side elevation, Upvc double glazed French doors leading to the rear courtyard area.

FIRST FLOOR LANDING

With original built in storage cupboard, coved ceiling.

BEDROOM ONE



Impressive master bedroom with a bay to the front elevation with Upvc double glazed windows, picture rail, coved ceiling.

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 rear elevation, coved ceiling.

BATHROOM



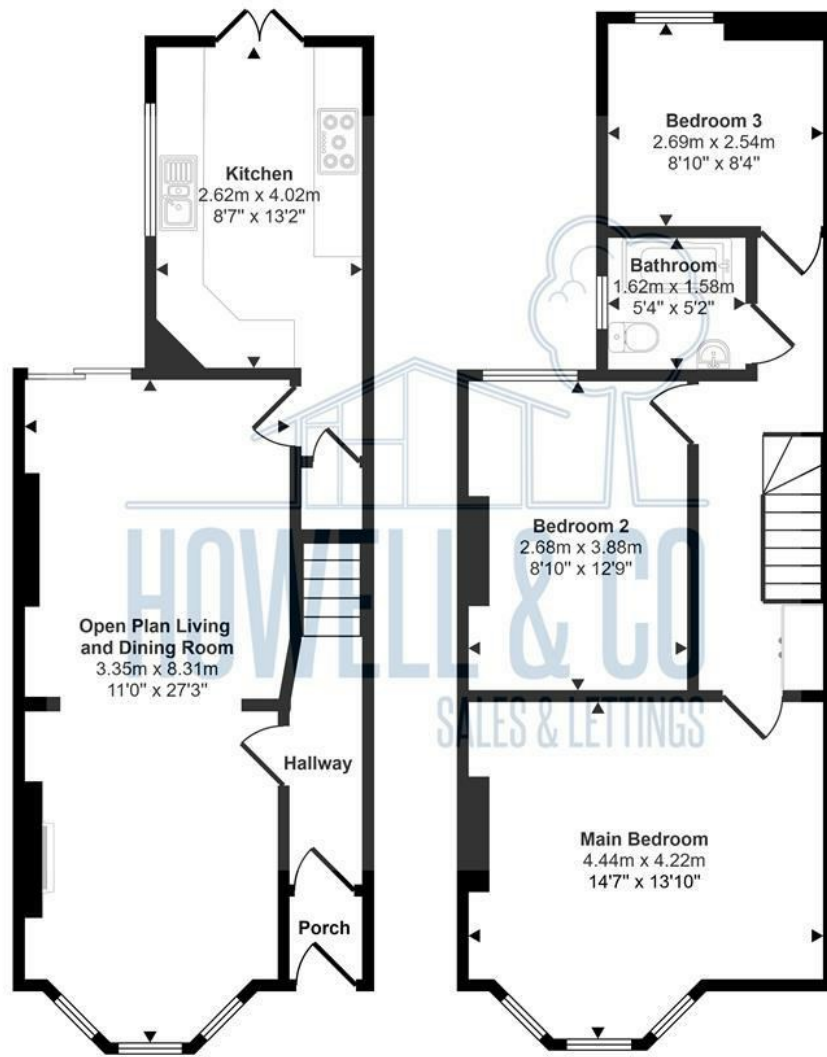
Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over, tiled walls, coved ceiling, Upvc double glazed window to the rear elevation.

OUTSIDE



Externally the property has an enclosed front garden and a rear courtyard with gate access.

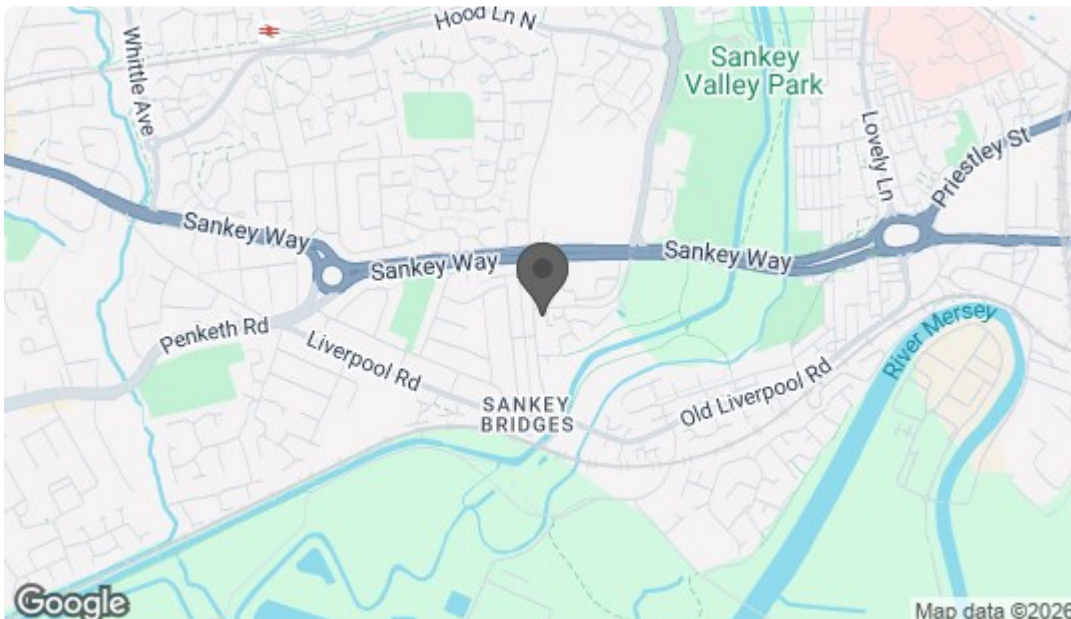
Approx Gross Internal Area
91 sq m / 978 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft

First Floor
Approx 47 sq m / 502 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		