

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



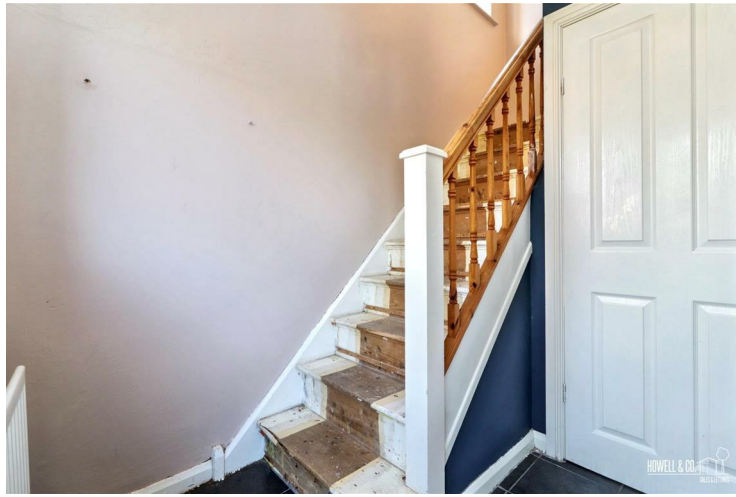
177 Manchester Road, Warrington, WA1 4HL

Asking Price £225,000

SEMI DETACHED HOUSE, THREE BEDROOMS, FREEHOLD TITLE, NO ONWARD CHAIN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, POPULAR LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this semi detached property which is offered with no onward chain and has the benefit of Freehold title. The accommodation briefly comprises: Entrance hallway, cloakroom/w.c, open plan lounge/dining room, conservatory, fitted kitchen, conservatory, first floor landing, three bedrooms and a shower room/w.c. Externally the property has gardens to the front and rear elevations along with driveway parking. Viewing highly recommended.

ENTRANCE HALLWAY



KITCHEN



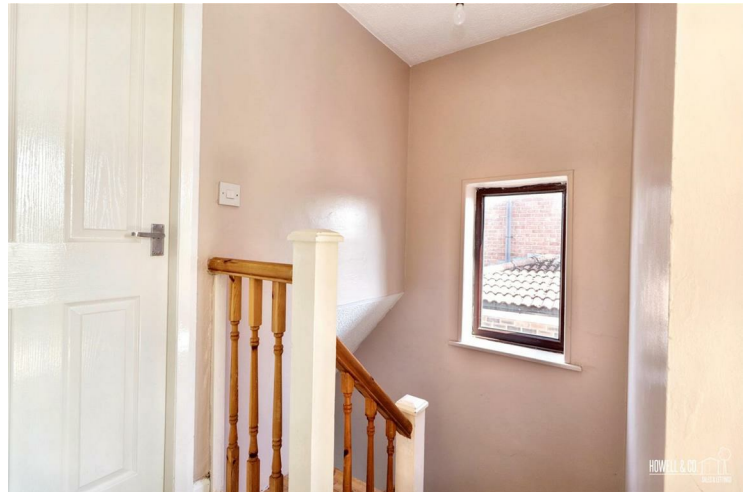
Fitted with a range of wall and base units incorporating a sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls, Upvc double glazed window to rear elevation.

CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basin, tiled walls, ceramic tiled floor.

FIRST FLOOR LANDING



OPEN PLAN LOUNGE/DINING ROOM



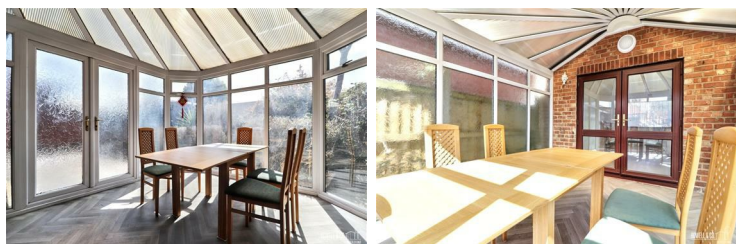
Good sized open plan lounge/dining room with a Upvc double glazed window to the front elevation, Upvc double glazed French doors opening to the conservatory, wood laminate flooring, coved ceiling.

MASTER BEDROOM



With a half bay Upvc double glazed window to the front elevation.

CONSERVATORY



Upvc double glazed conservatory with French doors opening to the rear garden.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM THREE



With a Upvc double glazed window to the rear elevation.

SHOWER ROOM/W.C



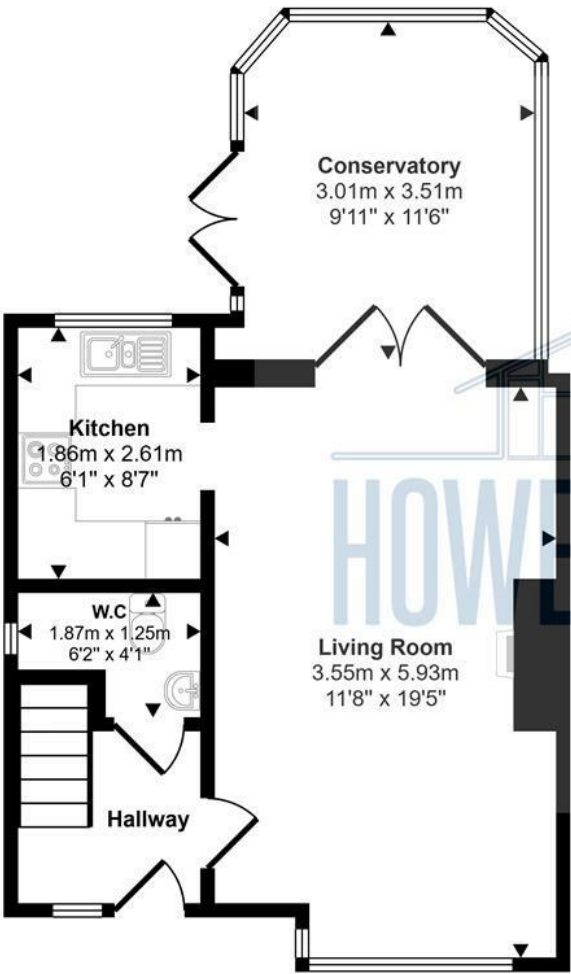
Fitted with a three piece shower suite comprising: Pedestal wash hand basin, low level w.c and walk in shower enclosure, part tiled walls, Upvc double glazed window to the front elevation, heated chrome towel radiator.

OUTSIDE

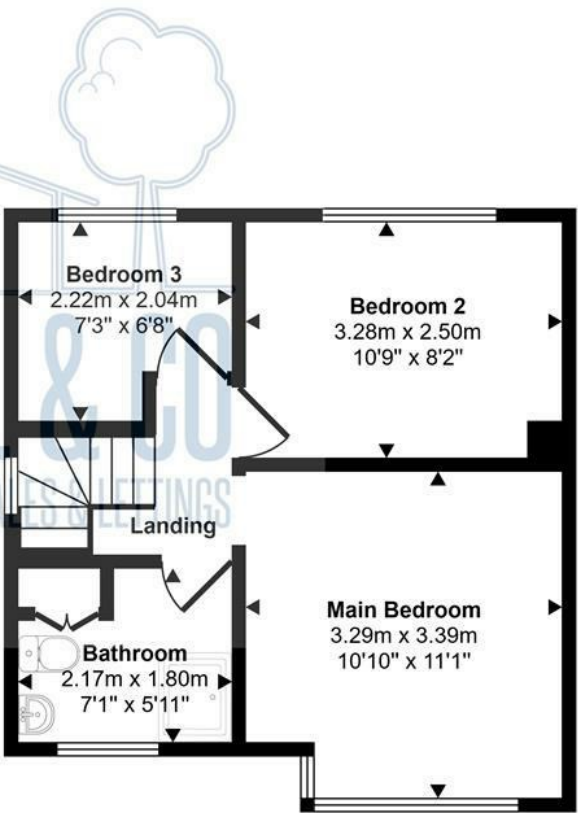


Externally the property has gardens to the front and rear elevations along with driveway parking.

Approx Gross Internal Area
76 sq m / 816 sq ft

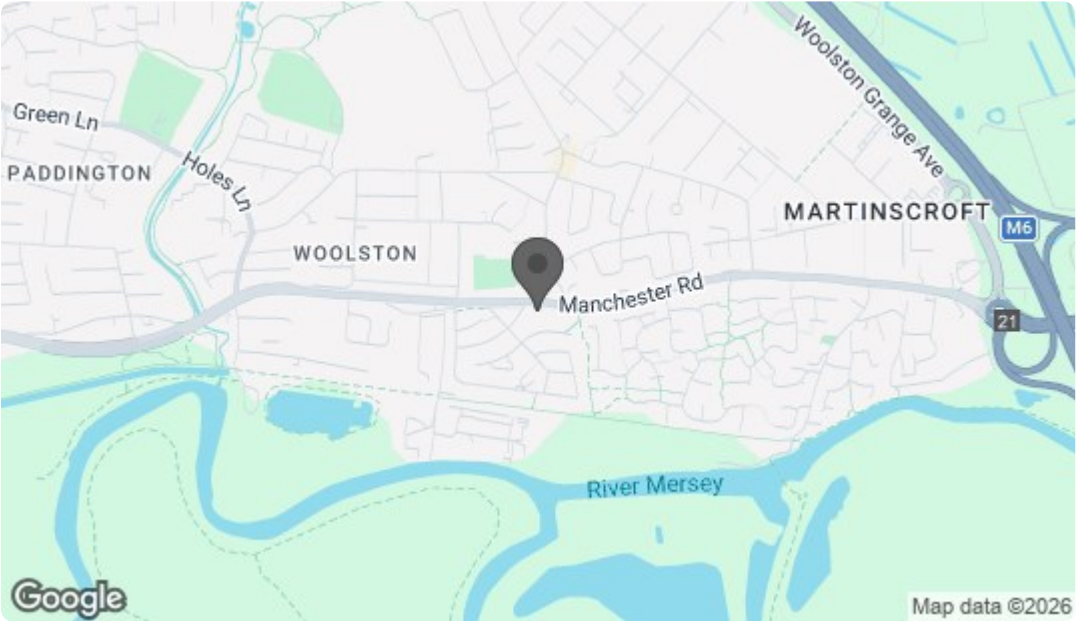


Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 32 sq m / 344 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		