

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



1 Wash Lane, Warrington, WA4 1HS

£160,000

VICTORIAN TERRACED PROPERTY, TWO BEDROOMS PLUS DRESSING ROOM/STUDY, OPEN PLAN LOUNGE/DINING ROOM WITH SPIRAL STAIRCASE TO FIRST FLOOR, UPDATING REQUIRED, NO ONWARD CHAIN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive Victorian terraced property which is situated in a highly sought after location. Benefiting from gas central heating and UPVC double glazing the accommodation briefly comprises: Entrance hallway, open plan lounge and dining room with spiral staircase to the first floor accommodation, kitchen, first floor landing, impressive master bedroom with original cast iron fireplace, second double bedroom with access to a separate dressing room/study. Externally, the property has a cottage style garden area to the front and rear elevations. Viewing highly recommended.

ENTRANCE HALLWAY

OPEN PLAN LOUNGE/DINING ROOM



Open plan split level living and dining area with Upvc double glazed windows to the front and rear elevations, stone flooring, feature fireplace, spiral staircase leading to the first floor accommodation.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit, cooker point, part tiled walls, plumbed for a washing machine, exterior door, Upvc double glazed window to the side elevation, feature beamed ceiling.

FIRST FLOOR LANDING

MASTER BEDROOM



Impressive master bedroom with a Upvc double glazed window to the front elevation, original cast iron fireplace.

BEDROOM TWO



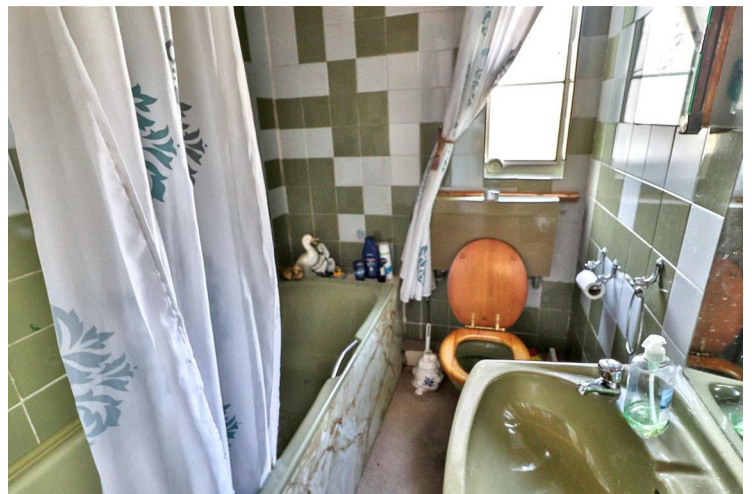
Double bedroom with a Upvc double glazed window to the rear elevation access through to a separate study/dressing room.

DRESSING ROOM/STUDY



With dual aspect Upvc double glazed windows.

BATHROOM/W.C



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

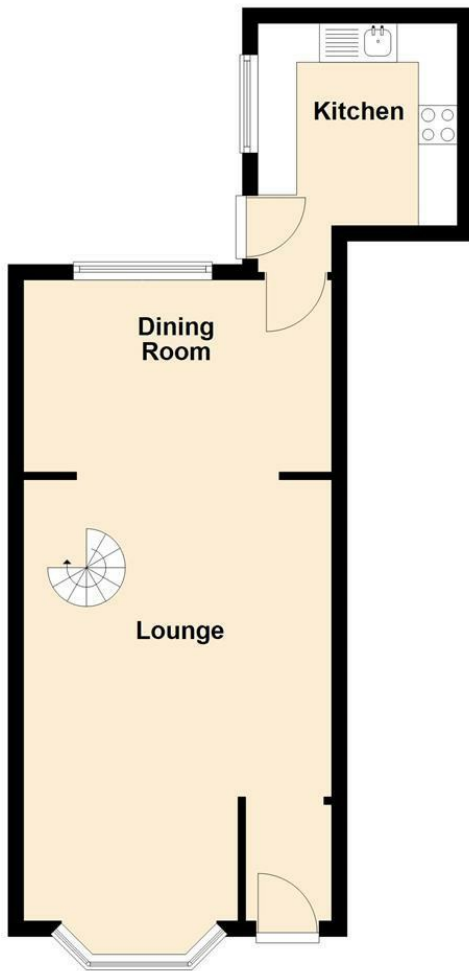
OUTSIDE



Externally the property has cottage style gardens to the front and rear elevations.

Ground Floor

Approx. 40.3 sq. metres (434.2 sq. feet)

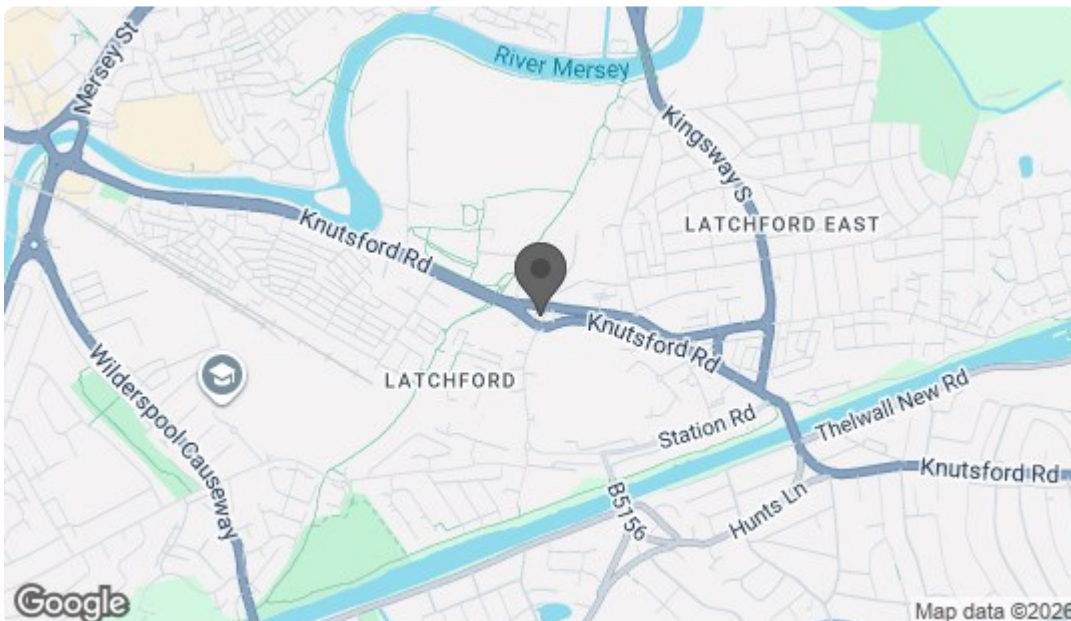


First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.4 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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	