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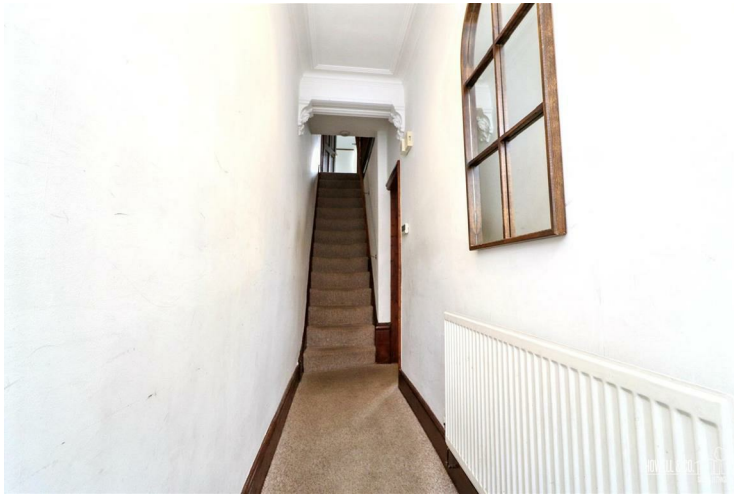
9 Roman Road, Warrington, WA4 6DX

Offers In Excess Of £245,000

ATTRACTIVE VICTORIAN TERRACED, TWO DOUBLE BEDROOMS, HIGHLY SOUGHT AFTER VILLAGE LOCATION, LOUNGE AND DINING ROOM, EXCELLENT SIZED ACCOMMODATION, REAR OFF ROAD PARKING, FAMILY BATHROOM WITH ROLL TOP BATH AND SEPARATE SHOWER ENCLOSURE, LOFT SPACE ACCESSED BY A SPIRAL STAIRCASE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid terraced property which is situated in Stockton Heath village close to all amenities. The accommodation briefly comprises: Entrance hallway, lounge with a feature fireplace, dining room, fitted kitchen with integrated appliances, first floor landing with spiral staircase leading to a loft room, two double bedrooms and a bathroom/w.c with separate shower enclosure. No Onward Chain. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, original plaster coving and mouldings.

LOUNGE



Attractive family lounge with a Upvc double glazed window to the front elevation, feature fireplace with inset open fire place, original coving, double doors opening to the dining room.

DINING ROOM



Separate dining room with a Upvc double glazed window to the rear elevation, exposed brick open fire place.

KITCHEN



Fitted with a range of wall, base and display units incorporating a sink unit with mixer tap, built in electric oven and halogen hob with extractor above, integrated fridge freezer, ceramic tiled

floor, coved ceiling, plumbed for a washing machine, Upvc double glazed window to the rear elevation, exterior door to the rear courtyard area.

FIRST FLOOR LANDING



With a spiral staircase leading to the loft room.

LOFT ROOM



Providing excellent additional space with a velux window to the rear elevation, eaves storage.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation, fitted wardrobes, coved ceiling.

BEDROOM 2



Double bedroom with a Upvc double glazed window to the rear elevation, original cast iron fireplace, picture rail, covered ceiling.

BATHROOM



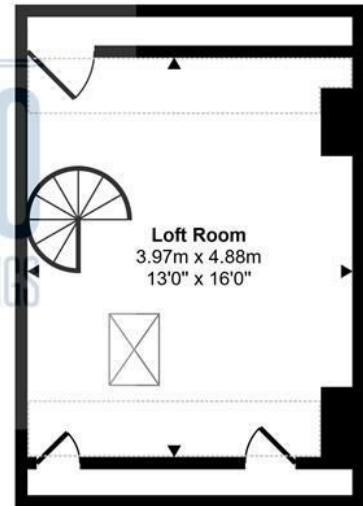
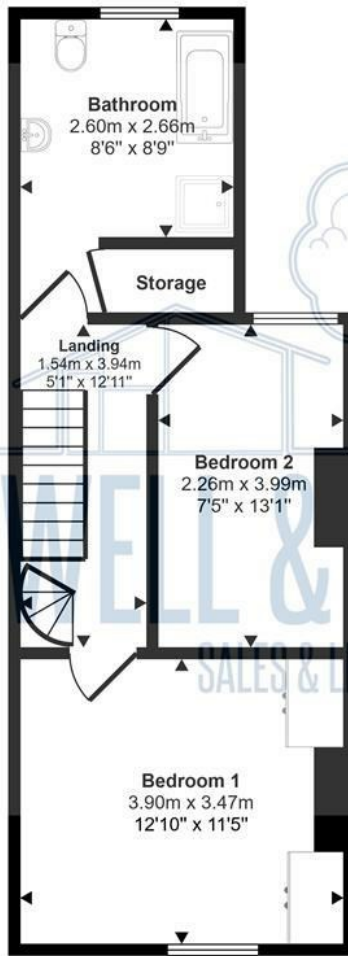
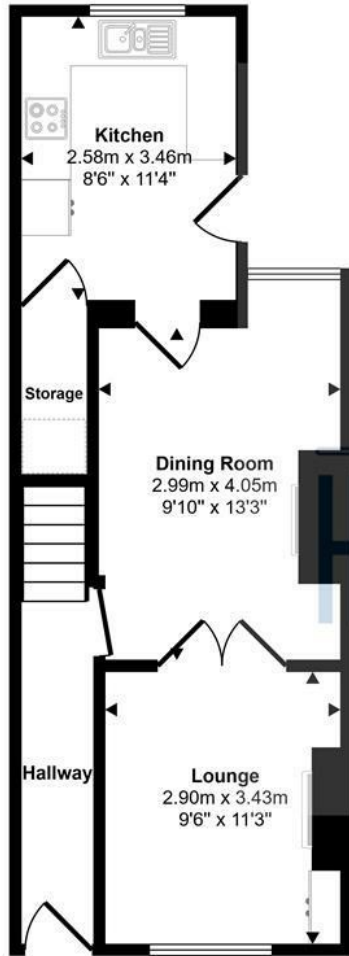
Fitted with a four piece suite comprising: Pedestal wash hand basin, low level w.c raised roll tap bath and walk in corner shower enclosure, covered being picture rail, Upvc double glazed window to the rear elevation.

OUTSIDE



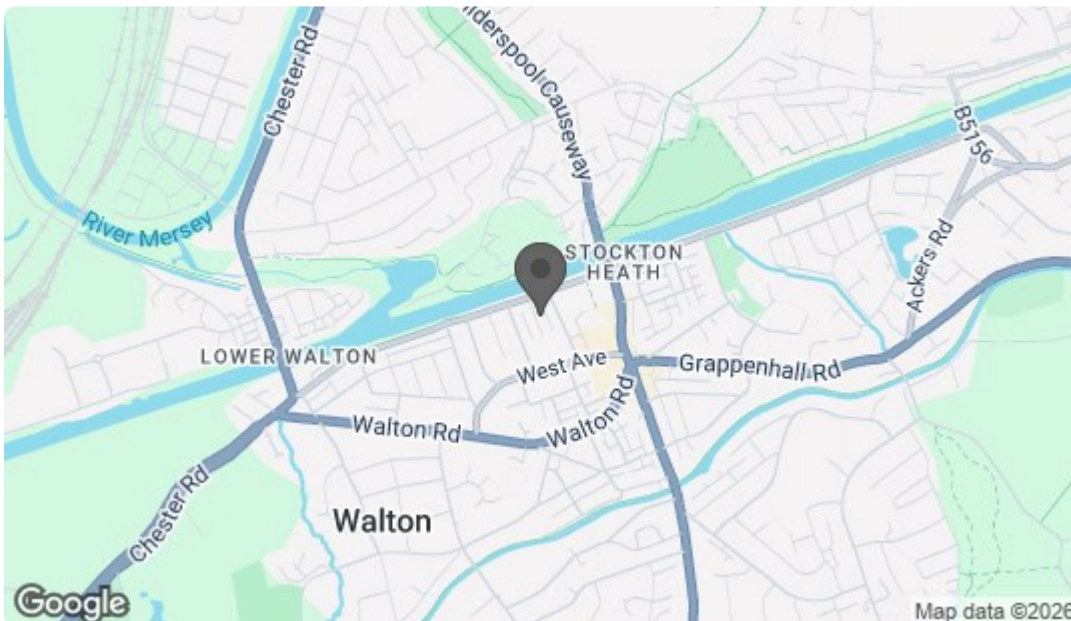
Externally the property has a good sized rear courtyard area with double gates allowing for off road parking.

Approx Gross Internal Area
103 sq m / 1106 sq ft



Denotes head height below 1.5m

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 | | | |
| | | | 80 |
| | | 63 | |
| 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 | |