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## 20 Dover Road, Warrington, WA4 1NB

Offers In The Region Of £230,000

IMPRESSIVE END TOWN HOUSE, TWO/THREE BEDROOMS, EXCELLENT EXTENDED ACCOMMODATION, ADDITIONAL SITTING/DINING ROOM, STUNNING CORNER POSITION LANDSCAPED GARDENS, UPVC DOUBLE GLAZING, HIGHLY SOUGHT AFTER LOCATION, IDEAL FIRST TIME BUY, SINGLE GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous end town house which is situated in a highly sought after location within easy reach of the village centre. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, good sized family lounge with feature fireplace, sitting/dining room, open plan dining kitchen with built in double oven and hob, utility room, first floor landing, master bedroom, bedroom two and a shower room/w.c. Externally the property is situated on a choice corner plot with stunning landscaped gardens driveway parking and a single garage situated in a separate block.

Viewing Highly Recommended.

## ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door.

## LOUNGE



Good sized family lounge with a bow Upvc double glazed window to the front elevation feature stone effect fireplace with fire inset, beamed ceiling, wall light points, dado rail, stairs leading to the first floor accommodation.

## SITTING/DINING ROOM



Attractive additional sitting/dining room with a Upvc double glazed bow window to the front elevation, Upvc double glazed French doors opening to the side garden area. beamed ceiling, dado rail.

## DINING KITCHEN



Open plan dining kitchen fitted with a range of wall and base units incorporating a sink unit with mixer tap, built in double electric oven and gas hob, part tiled walls, wood laminate flooring, Upvc double glazed window to the rear elevation, double doors from the dining area opening through to the utility room.

## UTILITY ROOM



With fitted base units and worktop, plumbed for a washing machine, dual aspect Upvc double glazed windows and Upvc double glazed exterior door.

## FIRST FLOOR LANDING



## MASTER BEDROOM



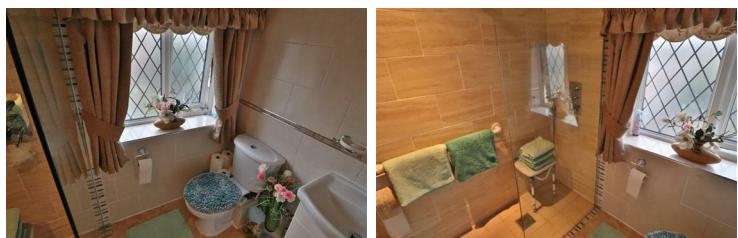
Currently including the third bedroom space with two Upvc double glazed windows to the front elevation dado rail, storage/airing cupboard.

## BEDROOM TWO



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

## SHOWER ROOM/W.C



Fitted with a low level w.c, wash hand basin with under storage unit and mixer tap, walk in shower area with glass screening, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

## OUTSIDE



Externally the property is situated on corner plot with stunning landscaped gardens and off-road driveway parking. The property has the benefit of a single garage situated in a separate block to the rear of the property.

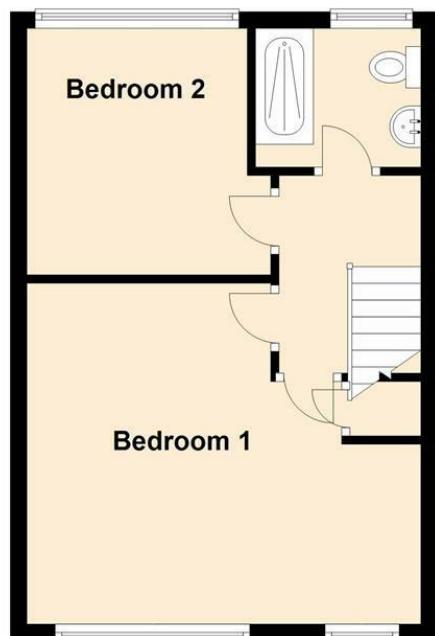
## Ground Floor

Approx. 58.8 sq. metres (632.4 sq. feet)

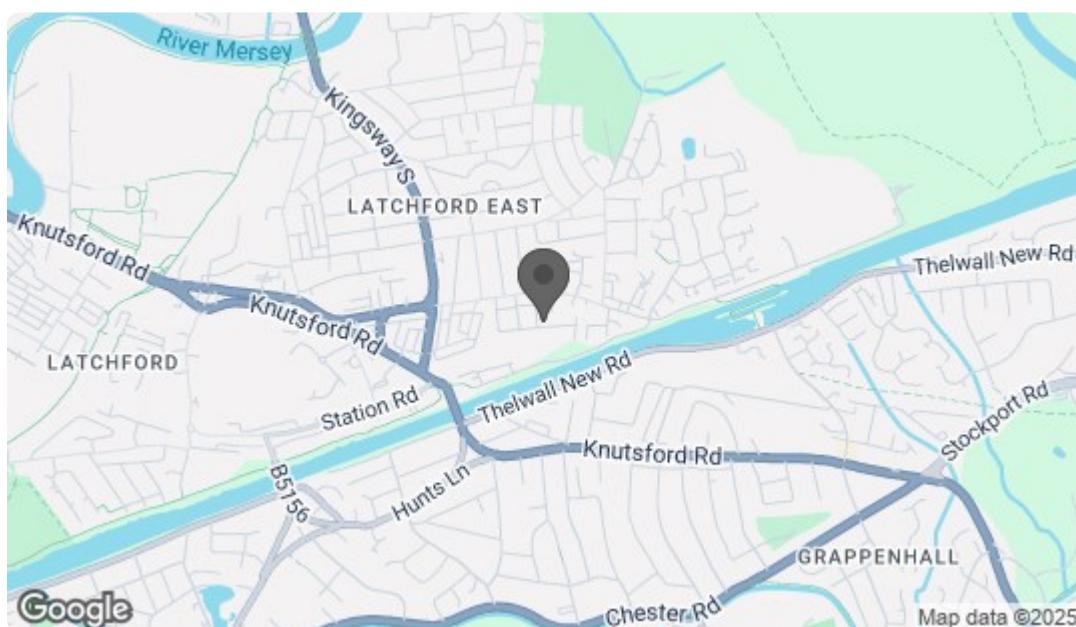


## First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 93.0 sq. metres (1001.4 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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