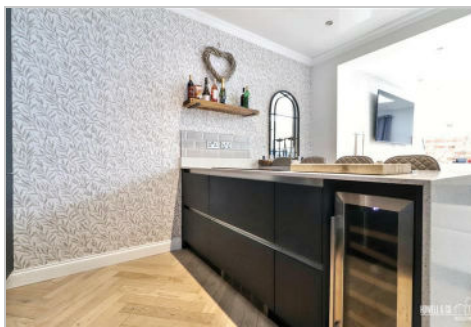


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



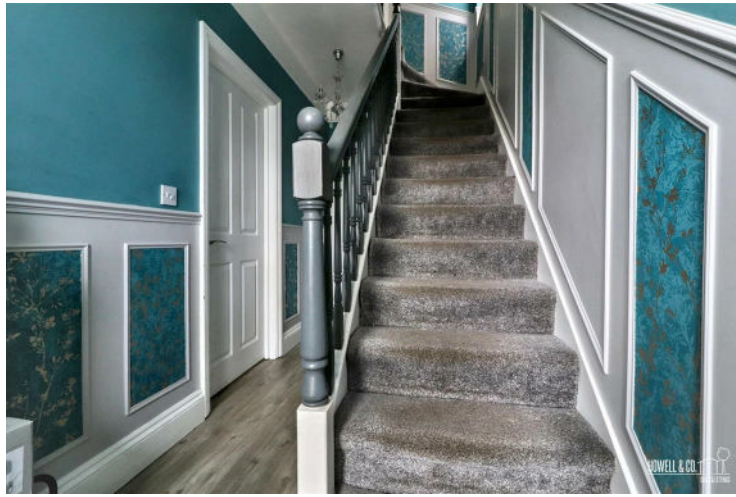
576 Liverpool Road, Warrington, WA5 3LR

£329,950

EXTENDED FAMILY HOME, THREE BEDROOMS, FABULOUS OPEN PLAN KITCHEN/DINING AND FAMILY AREA, HIGHLY SOUGHT AFTER LOCATION, LOFT ROOM, INTEGRATED KITCHEN APPLIANCES, DRIVEWAY PARKING AND GARDENS, VIEWING HIGHLY RECOMMENDED.

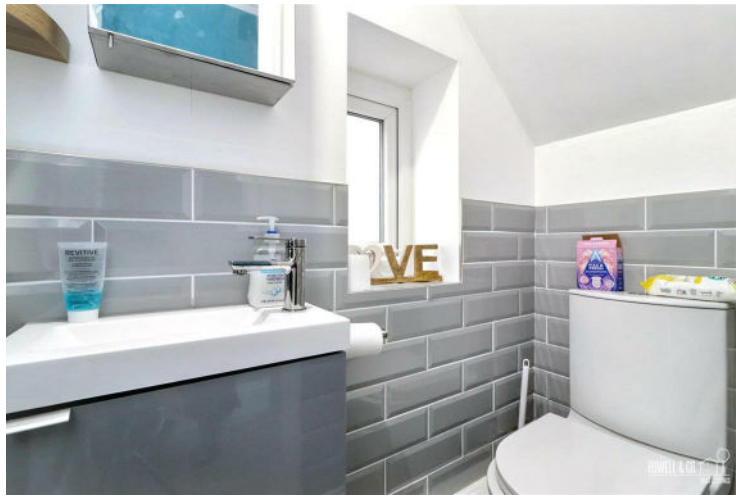
We are delighted to offer for purchase this impressive family home which offers excellent extended accommodation and a highly sought after location. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway with stairs leading to the first floor accommodation, a good size living room, downstairs WC, fabulous open plan kitchen/dining and family area which spans the full width of the property with integrated appliances and French doors leading to the rear garden, first floor landing, two double bedrooms and one single bedroom. The loft is converted and offers additional space which is accessed by the second bedroom. The bathroom is fitted with a white three-piece suite. Externally the property boasts a generous size rear garden with a brick built outhouse with patio doors. There is a garden area to the front of the property and off road driveway parking. The property is situated only a few minutes walk from a range of amenities making day-to-day living extremely hassle free. Within a 1 mile radius there are 11 schools all with a current Ofsted rating of outstanding or good. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, wood laminate flooring, feature wall panelling, coved ceiling.

CLOAKROOM/W.C



Fitted with a low level w.c and wall mount wash hand basin, part tiled walls, Upvc double glazed window to the side elevation.

LOUNGE



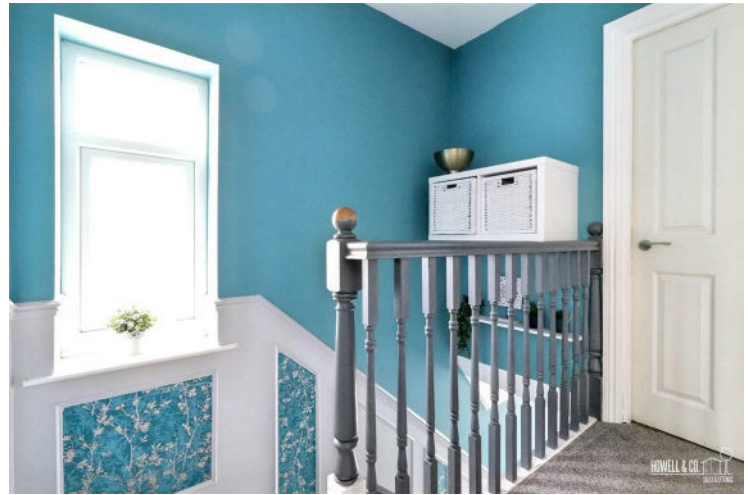
With a bow Upvc double glazed window to the front elevation, oak flooring, coved ceiling

KITCHEN/DINING/FAMILY AREA



Fabulous open plan space fitted with a range of contemporary kitchen units incorporating a sink unit with mixer tap, built in stainless steel oven and microwave, two integrated fridge freezers, dishwasher, washing machine and dryer, island with induction hob, wine chiller and breakfast bar, part tiled walls, engineered wood flooring extending through to the family/dining room, inset ceiling spot lighting, French doors leading out to the rear garden, feature wall panelling.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



With a Upvc double glazed window to the rear elevation.

BEDROOM 2

Double bedroom with stairs leading to the loft room, Upvc double window to the front elevation,

BEDROOM 3

With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



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

LOFT ROOM

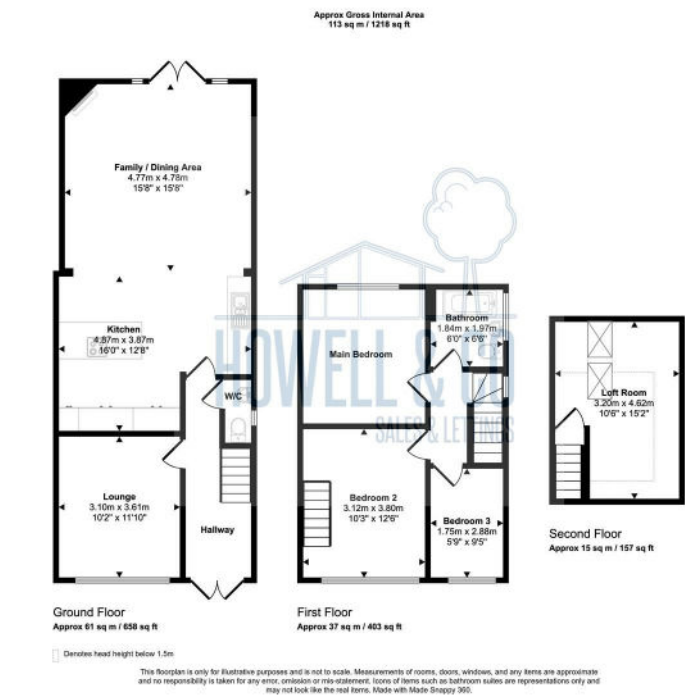
Accessed via a staircase from the second bedroom providing great additional space with two velux windows.

OUTSIDE

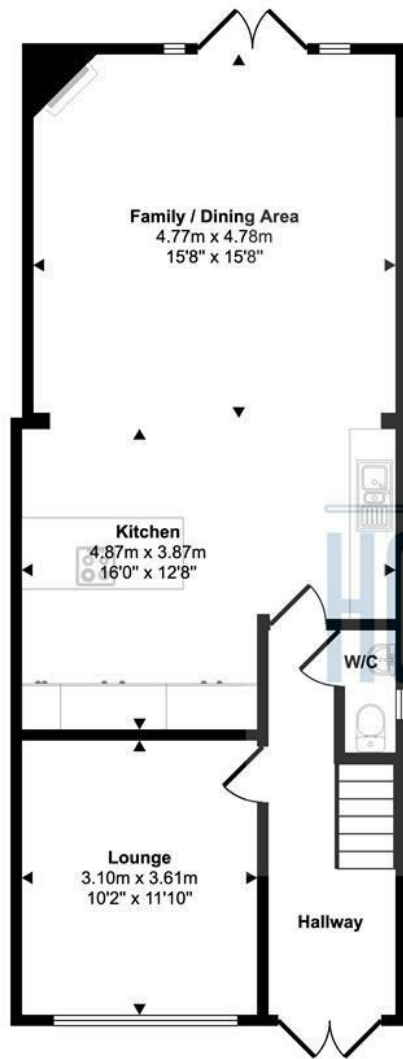


Externally the property offers good sized gardens, the rear has a detached outbuilding with patio doors. Off road parking is provided via a driveway to the front of the property.

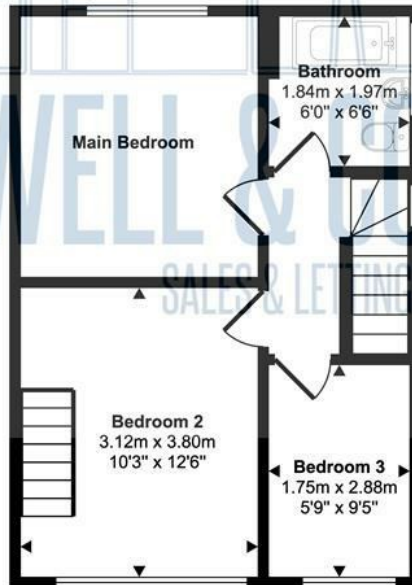
FLOORPLAN



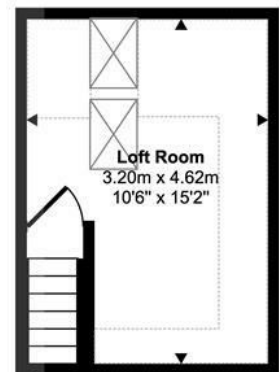
Approx Gross Internal Area
113 sq m / 1218 sq ft



Ground Floor
Approx 61 sq m / 658 sq ft



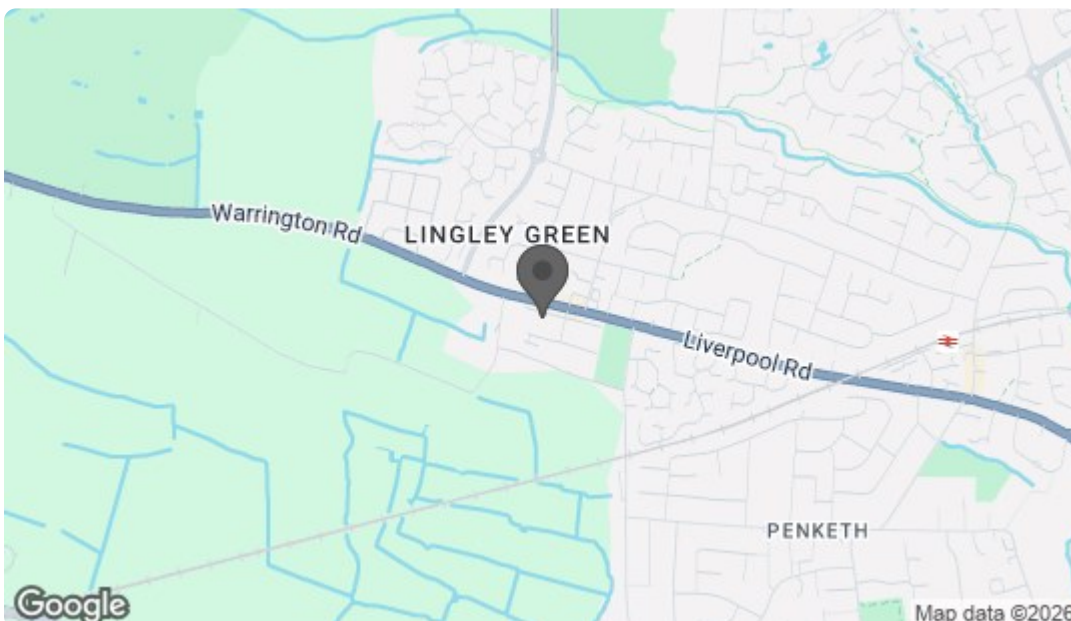
First Floor
Approx 37 sq m / 403 sq ft



Second Floor
Approx 15 sq m / 157 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	61	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	61	79
(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		
EU Directive 2002/91/EC		
		