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HOWELL & CO.
SALES & LETTINGS

68 Parr Street, Warrington, WA1 2JN

Offers In Excess Of £185,000

FABULOUS MID TERRACED PROPERTY, THREE BEDROOMS, EXTENDED ACCOMMODATION, IMPRESSIVE OPEN PLAN FAMILY/DINING/KITCHEN AREA, PRESENTED TO A HIGH STANDARD THROUGH OUT, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, CLOAKROOM/W.C, LOW MAINTENANCE GARDENS AND DETACHED GARAGE, CONVENIENT LOCATION WITHIN EASY REACH OF THE TOWN CENTRE, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous mid terraced property which offers excellent extended accommodation and is situated in a highly sought after location within easy reach of the town centre. Benefitting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, bay fronted lounge, impressive L shaped open plan family/dining/kitchen area with built in oven and hob and patio doors leading out to the rear garden, cloakroom/w.c, first floor landing, three bedrooms and a contemporary bathroom/w.c. Externally the property has low maintenance gardens and a single garage.

Viewing highly recommended.

ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation, under stairs storage cupboard and recess, wood laminate flooring.

LOUNGE

Attractive family lounge with a bay Upvc double glazed window to the front elevation, inset ceiling spot lighting.

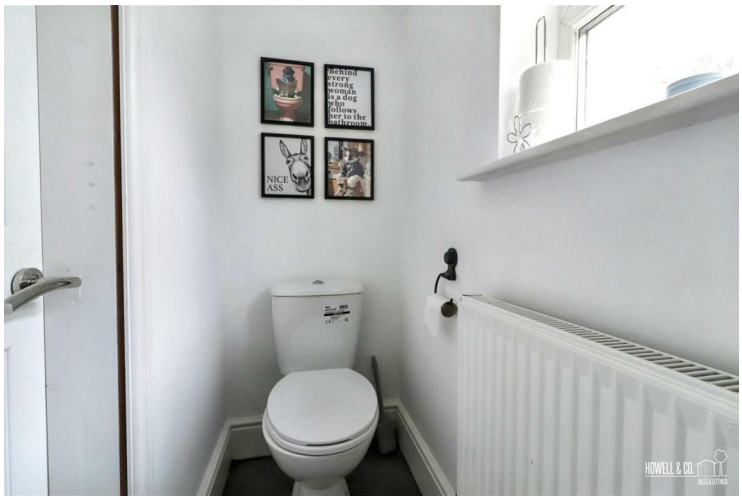
FAMILY/DINING AREA

Open plan to the kitchen area, with wood laminate flooring and Upvc double glazed patio doors leading to the rear garden.

KITCHEN

Open plan to the family/dining area, fitted with a Range of wall and base units incorporating a sink unit with mixer tap, built in stainless steel electric oven and hob with extractor above, integrated dishwasher, plumbed for a washing machine, wood laminate flooring, Upvc double glazed window to the side elevation.

DOWNSTAIRS W/C



Fitted with a low level w.c, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM ONE

Good sized master bedroom with a Upvc double glazed window to the front elevation.

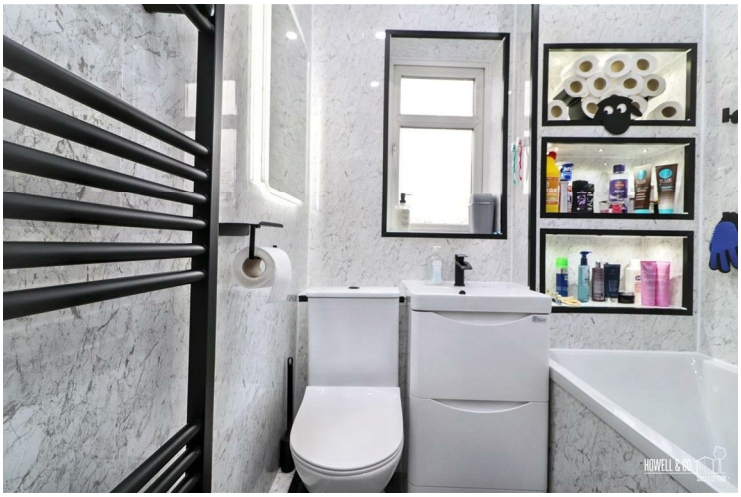
BEDROOM TWO

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

BEDROOM THREE

With a Upvc double glazed window to the front elevation.

BATHROOM

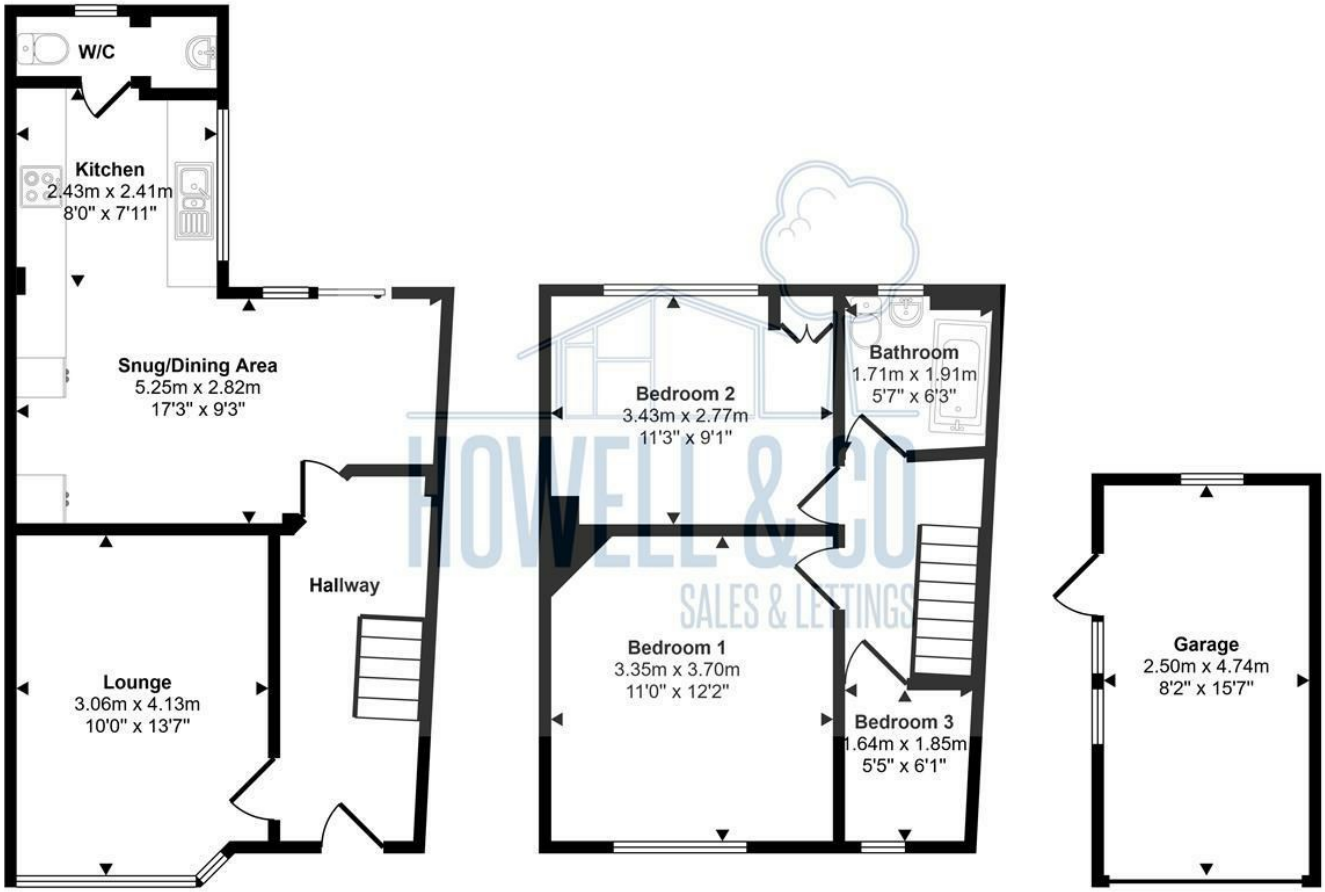


Fitted with a contemporary suite comprising: Low level w.c, wash hand basin with built in under storage and mixer tap, panelled bath with shower over and glass screen, feature inset wall storage, heated towel radiator, inset ceiling spot lighting, Upvc double glazed window to the rear elevation

OUTSIDE

Externally the property has low maintenance gardens and a detached garage to the rear elevation.

Approx Gross Internal Area
90 sq m / 965 sq ft

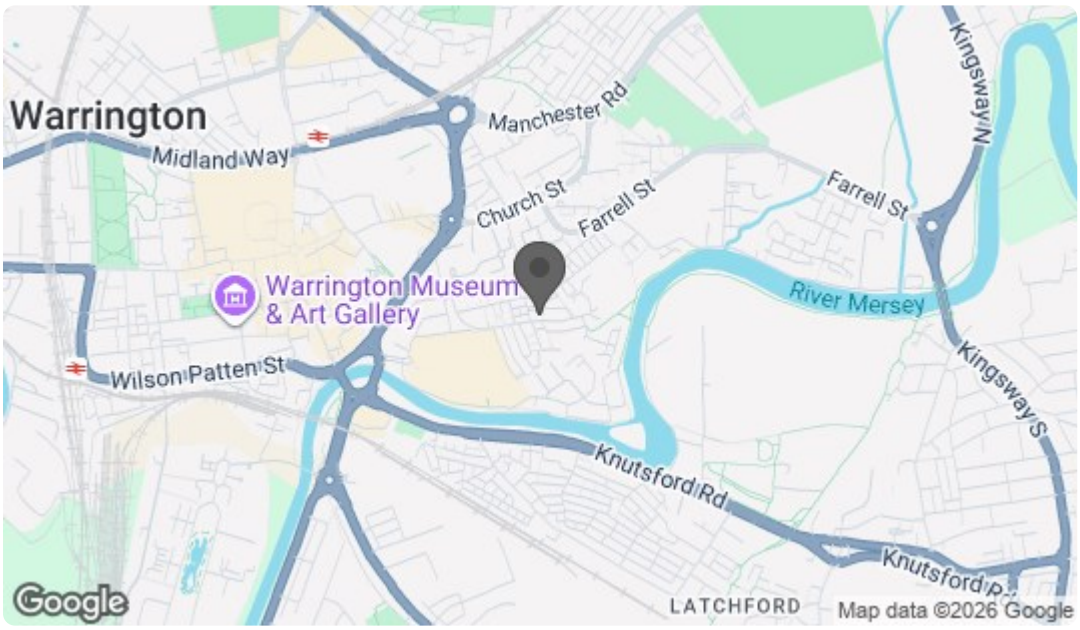


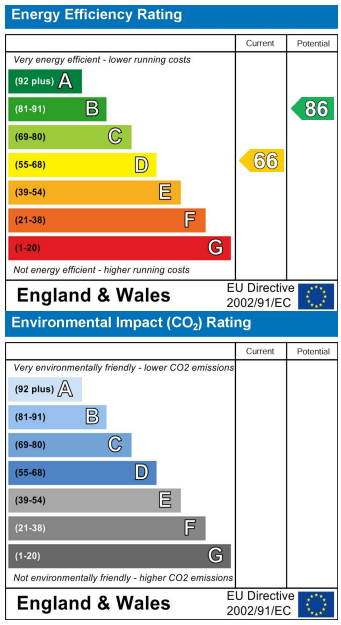
Ground Floor
Approx 43 sq m / 466 sq ft

First Floor
Approx 35 sq m / 372 sq ft

Garage
Approx 12 sq m / 127 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.





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