

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



29 Rushmore Grove, Warrington, WA1 3EX

£250,000

SEMI DETACHED TRUE BUNGALOW, THREE BEDROOMS, MODERNISATION REQUIRED, EXTENDED ACCOMMODATION, CORNER PLOT, SINGLE GARAGE, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, VIEWING RECOMMENDED.

We are delighted to offer for purchase this freehold semi detached true bungalow which requires modernisation and is offered with no onward chain. The accommodation briefly comprises: Entrance hallway, lounge, kitchen, dining room, three bedrooms and a bathroom/w.c. Externally the property is situated on a corner plot with garden areas, driveway parking and a single detached garage. Viewing recommended.

ENTRANCE HALLWAY

LOUNGE



Good sized family lounge with a Upvc double glazed window to the front elevation, double glazed patio doors leading out to the rear garden.

DINING ROOM



Open plan to the kitchen with a double glazed window to the rear elevation and double glazed patio doors leading out to the rear garden.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit, cooker point, plumbed for a washing machine, part tiled walls.

MASTER BEDROOM



With a range of fitted wardrobes, Upvc double glazed window to the front elevation.

BEDROOM TWO



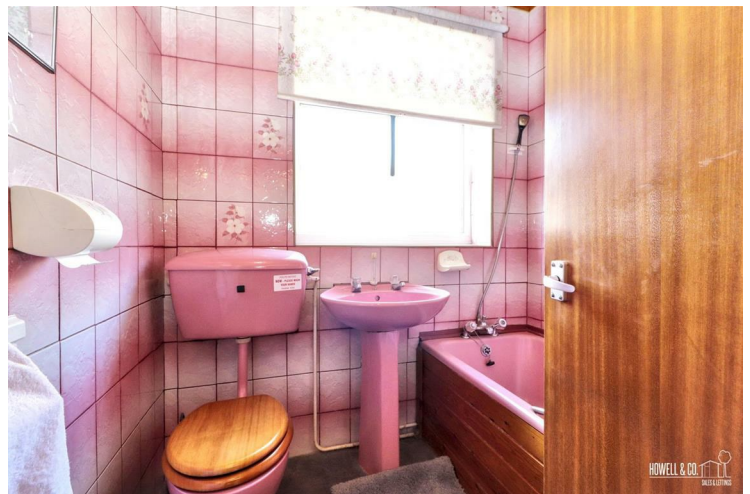
Double bedroom with a Upvc double glazed window to the front elevation.

BEDROOM THREE



Single bedroom.

BATHROOM



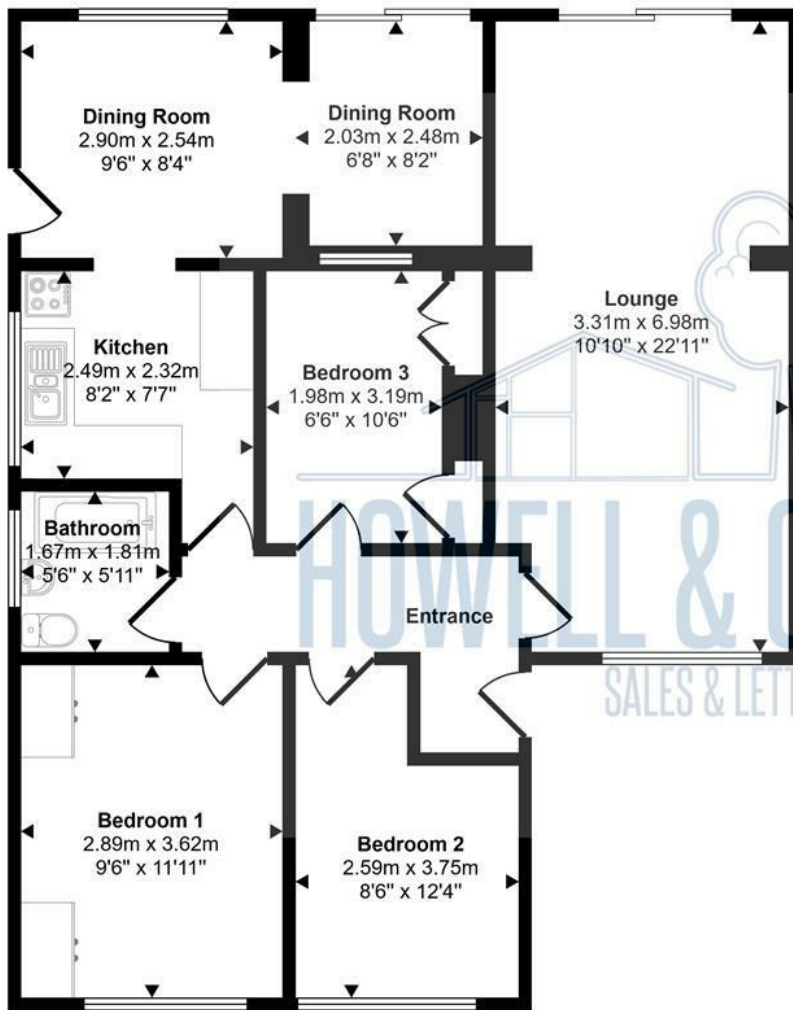
Fitted with a low level w.c, pedestal wash hand basin and panelled bath with mixer shower attachment, tiled walls, Upvc double glazed window to the side elevation.

OUTSIDE

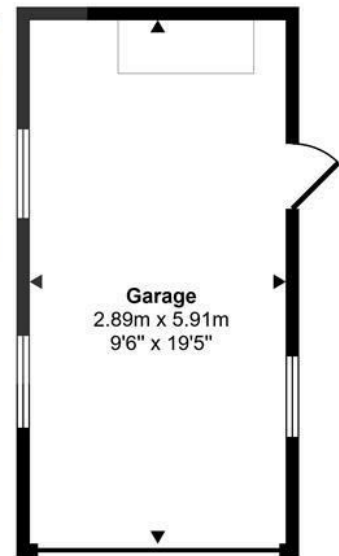


Externally the property is situated on a corner plot with gardens and driveway parking leading to a detached single detached garage.

Approx Gross Internal Area
99 sq m / 1062 sq ft

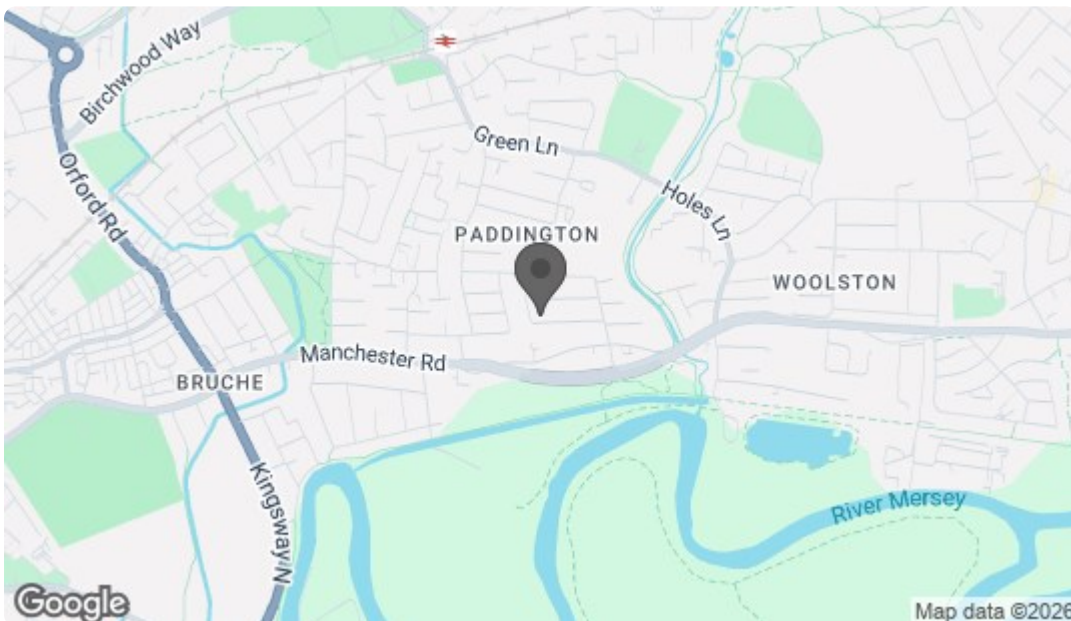


Floorplan
Approx 82 sq m / 878 sq ft



Garage
Approx 17 sq m / 184 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.



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		
EU Directive 2002/91/EC		
England & Wales		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		