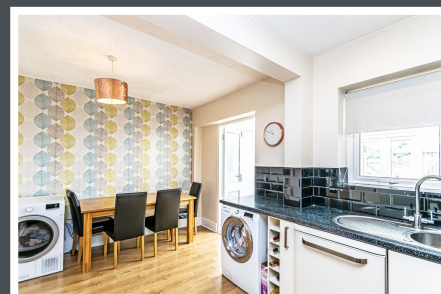
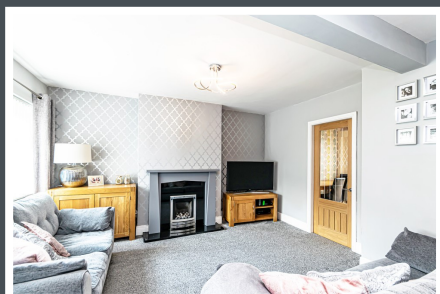




Dover Road, Latchford Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Sought After Location
- Three Bedrooms
- Fantastic Local Schools
- Recently Fitted Bathroom
- Modern Kitchen
- Gorgeous Rear Garden
- Lovely Lounge
- Ample Parking at Rear
- Fabulous Conservatory
- Close to Stockton Heath

DESCRIPTION

A gorgeous and spacious property in the sought after location of Latchford. Boasting three bedrooms and enjoying a fantastic conservatory to the rear, this property is a perfect family home. With Latchford and Stockton Heath villages on the doorstep, this really is a property not to be missed.

Access into this beautiful property is via a hallway leading to a spacious lounge, modern kitchen/diner and a wonderful conservatory which leads onto the garden. To the first floor there are three bedrooms and a family bathroom.

GARDENS

To the rear of the property there is a very attractive low maintenance garden with artificial lawn and a brilliant patio area, perfect for alfresco dining. To the rear of the property there is ample parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.33m x 4.77m
- Dining Kitchen 2.83m x 4.77m
- Conservatory 4.05m x 3.67m

FIRST FLOOR

- Landing
- Bedroom One 3.83m x 2.91m
- Bedroom Two 3.03m x 2.91m
- Bedroom Three 2.65m x 1.76m
- Bathroom 1.71m x 2.03m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (Via Virgin)

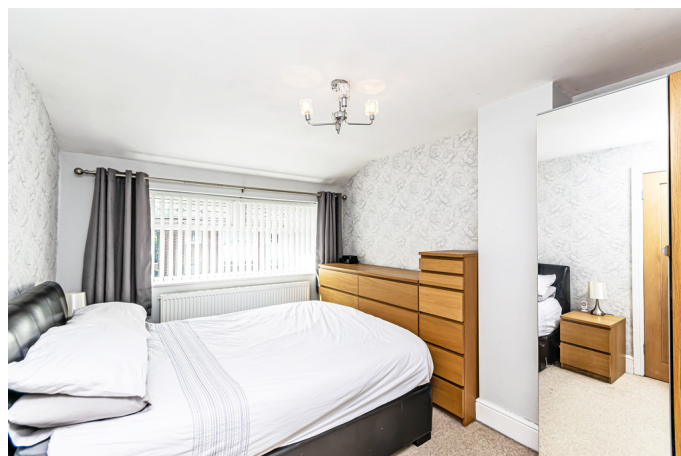
LOCATION

Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. The park is also home to Warrington Athletic Club and hosts a weekly Parkrun open to all abilities. The village itself is home to an abundance of independent boutiques, shops and food outlets. Residents also have access to a range of gyms and fitness facilities. Latchford is well serviced by public transport and just a short drive from the M62. The area is also within close proximity to a range of great schools.

DISTANCES

- Latchford Village 5 minute walk
- Stockton Heath Village 1.5 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 18 miles via M56
- Liverpool City Centre 21 miles via M62
- Chester City Centre 22 miles via M56

(Distances quoted are approximate)



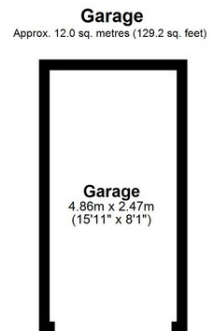
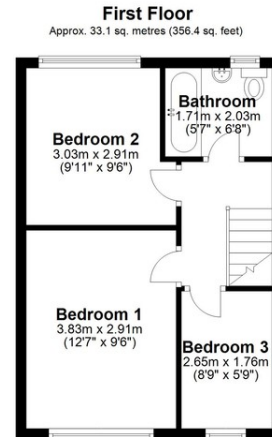
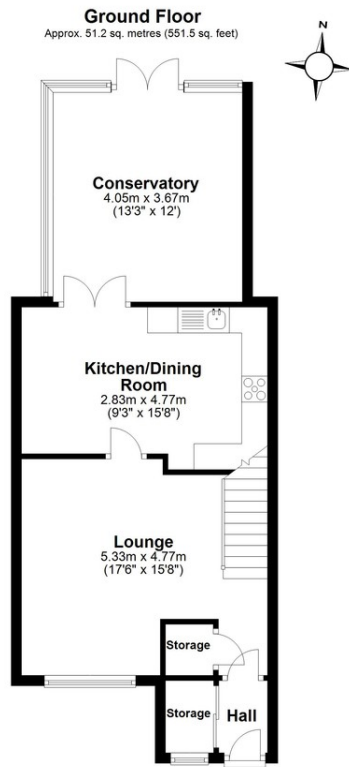
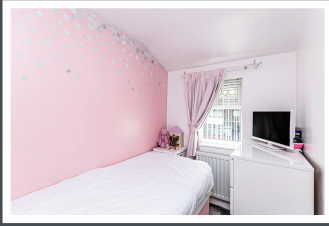
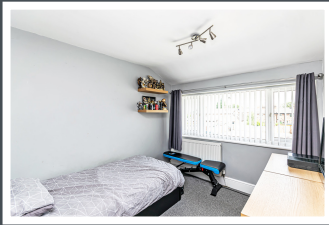
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: B
Ground Rent: £40 per annum
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.

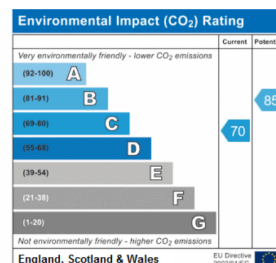
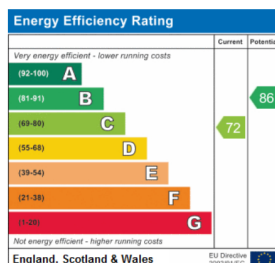




Total area: approx. 96.4 sq. metres (1037.2 sq. feet)

IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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