



Pendlebury Street, Latchford Warrington, Cheshire



Asking Price Of

£110,000



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Sought After Location
- Two Double Bedrooms
- Modern Kitchen
- Landscaped Garden
- Gas Central Heating
- First Time Buyer Home
- Fully Double Glazed
- Kitchen/Diner
- Investment Opportunity



DESCRIPTION

A lovely semi-detached property in the popular location of Latchford. This wonderful home has two bedrooms, a spacious lounge, modern kitchen/diner and a family bathroom. Perfect for a first time buyer or an investor looking to increase their portfolio.

To the ground floor there is a delightful lounge featuring a bay window and an open plan kitchen/ diner leading out to the garden. The first floor consists of two attractive double bedrooms and bathroom.



THE GARDENS

To the rear of this property there is a south west facing landscaped garden, with an area perfect for alfresco dining. To the front there is a low maintenance yard, ideal for parking.

SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.2m x 3.7m
- Kitchen/Diner 1.8m x 4.6m

FIRST FLOOR

- Landing
- Master Bedroom 3.4m x 3.7m
- Bedroom Two 3.0m x 2.6m
- Bathroom 2.0m x 2.0m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via BT)



LOCATION

Latchford is a lovely village in a fantastic location and is home to a great selection of shops, hair and beauty boutiques, cafes and fitness centres. Latchford is a predominantly residential area and lies between the River Mersey and the Manchester Ship Canal, and broadly consists of 19th century terraced housing and some open space. The canal is crossed here by a swing bridge and a high level road bridge. Warrington Town Centre is only 1 mile away with great transport links to other areas. Victoria Park in Latchford has a large running track which is the home of Warrington Athletic Club, and has bowling greens, a skate-park and various other leisure facilities.

DISTANCES

- Latchford Village 7 minute walk
- Stockton Heath 1.8 miles
- Warrington Town Centre 2.5 miles
- Manchester City Centre 18.6 miles
- Manchester Airport 14.3 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: A
Tenure: Freehold
(to be confirmed by Solicitors.)

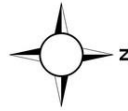
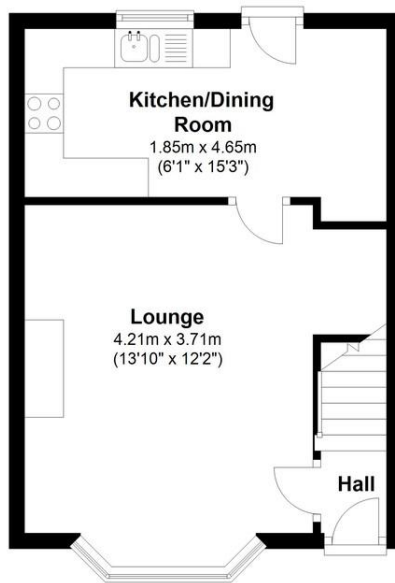
Contents, Fixtures and Fittings

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



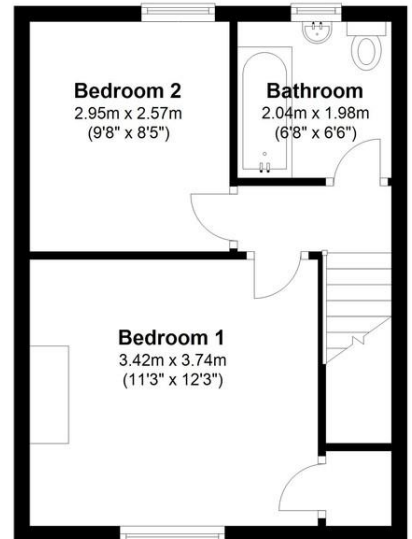
Ground Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.6 sq. feet)

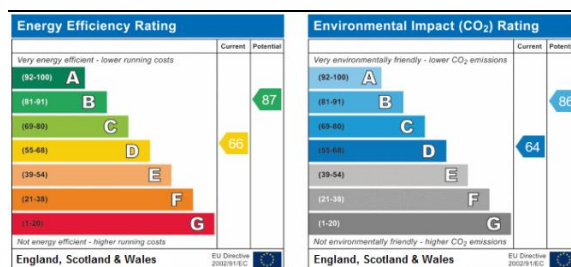


Total area: approx. 60.0 sq. metres (646.0 sq. feet)

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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