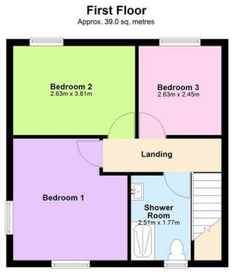
Latchford



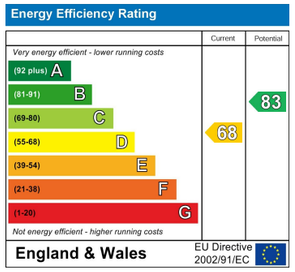
Total area: approx. 130.8 sq. metres

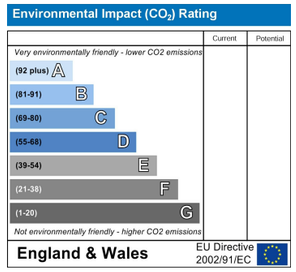


Location

Latchford is a suburb of Warrington Cheshire and lies between the River Mersey and the Manchester Ship Canal, it has a number of independent cafes, shops and restaurants, a local post office and plenty of green space, namely Victoria Park, which also boasts a modern sports stadium and Black Bear Park. To the south you will find the Trans Pennine Trail, crossing over the Ship Canal at Latchford Locks, a popular route for walkers, runners and cyclists. Latchford shares a boundary with the ever-popular Stockton Heath to the West.









RENOVATED AND REMODELLED OVER THE LAST FOUR YEARS I TWO LARGE RECEPTION ROOMS & DINING KITCHEN WITH UTILITY I TASTEFULLY PRESENTED I OFF ROAD PARKING I GARDENS TO FRONT, SIDE AND REAR ELEVATIONS This extended and remodelled three bedroom home has undergone significant extension works over recent years to provide three large ground floor living spaces, with welcoming entrance hallway, 30ft Lounge and dining room, Kitchen with appliances (negotiable) and utility room. The first floor presents three double bedrooms and a modern, recently fitted shower room. Externally, the property enjoys a South Westerly facing patio, garden to front elevation and slate grey tiling surrounding the property. Also benefitting from off-road parking to the rear elevation.

£325,000

www.cowdelclarke.com

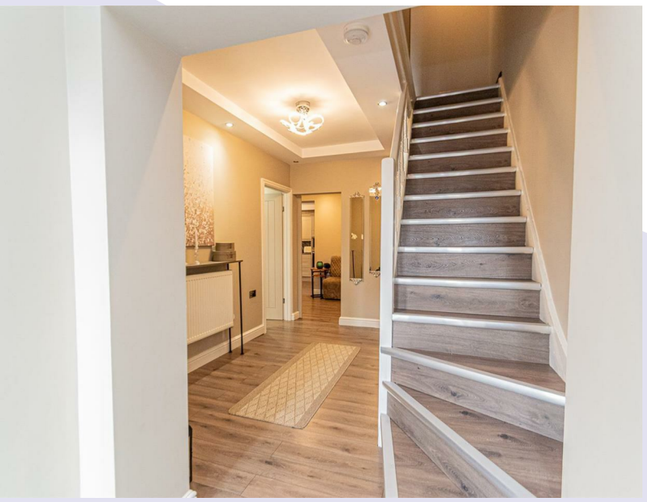
98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

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Latchford
Myrtle Grove







Accomodation
Extended, refurbished and renewed over the past four years to offer superbly appointed accommodation in a convenient location close to Latchford and Stockton Heath Village.

Entrance Hallway
14'5" x 9'0" (4.4m x 2.76m)
Composite front door leads to a well proportioned entrance hallway, with stylish engineered flooring throughout the ground floor, central heating radiator and ceiling light. Recessed under stairs storage.

Lounge
32'1" x 8'4" (9.8m x 2.56)
Continued engineered flooring, tray ceiling with spotlighting, two PVC Windows to the front elevation, media wall and two central heating radiators.

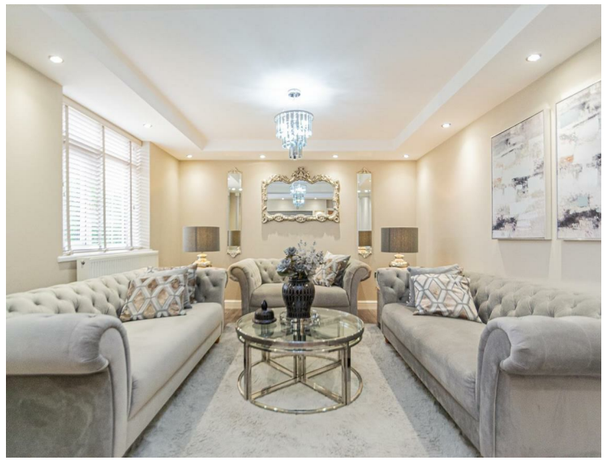
Dining Room
32'1" x 8'6" (9.8m x 2.6m)
Continued engineered flooring, tray ceiling with spot lighting and central ceiling lights, PVC Window to the side elevation, open plan to:

Kitchen
20'8" x 8'6" (6.32m x 2.6m)
A bespoke range of matching eye and base level units complimented with marble effect worktops, Integrated appliances (negotiable) include 'Samsung' oven with microwave above, american style fridge freezer with cold water function and freezer tray below, 4 ring 'AEG' gas hob with glass splashback and matte extractor hood, sunken stainless steel sink with Chrome flexi mixer tap, PVC window to the side elevation, composite door to the side elevation and access too:

Utility Room
8'6" x 5'1" (2.6m x 1.56m)
Continued engineered flooring, matching eye and base level units with continued marble effect worktops, (Negotiable) 'Samsung' washer and 'Samsung' Dryer, boiler cupboard housing 'Ideal Logic Combi C30' Combi boiler (Circa four years old) and ceiling light.

First floor





Landing
11'3" x 2'11" (3.45m x 0.9m)
Continued engineered flooring, loft access and ceiling light.

Bedroom One
11'1" x 11'9" (3.38m x 3.6m)
Dual aspect with PVC windows to front and side elevations, continued engineered flooring, wardrobe space, central heating radiator and ceiling light.

Bedroom Two
11'9" x 8'6" (3.6m x 2.6m)
PVC Window to the rear elevation, central heating radiator, ceiling light and wardrobe space.

Bedroom Three
8'7" x 8'0" (2.64m x 2.45m)
larger than average third bedroom with continued engineered flooring, PVC window to the rear elevation, central heating radiator and ceiling light.

Shower Room
8'2" x 5'10" (2.5m x 1.8)
Tiled flooring and tiled walls, PVC Frosted window to the front elevation, stylish three piece suite comprising walk in shower with glass screen & Chrome rainfall shower head and secondary hand held attachment, 'Floating' sink unit with Chrome mixer tap and drawers below, low level W.C with handheld shower attachment, Chrome ladder style radiator, ceiling light and extractor fan.

Outside
A modern slate grey tiled walkway compliments the rendered finish, with lawned garden to the front elevation and low maintenance tiling surrounding the side and rear elevations; providing a generous private patio area along with off-road parking to the side elevation.
Courtesy lighting, outside tap, further storage area and secure borders with a mix of hedging and fence. Double gates provide off road-parking to the rear elevation.

Tenure
Freehold

Council Tax
Council Tax Band 'A' £1,602 per annum.

Local Authority
Warrington Borough Council

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 1EE

Possession
Vacant Possession upon completion

Viewing
Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200 or property@cowdelclarke.com