



Slater Street, Latchford Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedrooms
- Mid-Terrace
- Move-In Ready
- Investment Opportunity
- Neutral Throughout
- Beautifully Presented
- Two Reception Rooms
- Added Attic Storage
- First Time Buyers
- Close To Local Amenities

INTERIOR

Upon entering, you are welcomed into the generous lounge, offering a bright and neutral colour scheme, ideal for relaxing after a long day. The dining room is perfectly positioned adjacent to the kitchen but also offers a multi-functional second reception room, possibly for use as a children's playroom or for entertaining guests. The galley kitchen is accessed through the dining room and provides integrated appliance along with ample storage and worktop space. Upstairs is home to two bedrooms and a modernised family bathroom. Bedroom one is a large double room with ample space for furniture and additional storage options.

GARDEN

This property features a traditional terrace garden with little maintenance needed and provides an idea space for family BBQ's during the warmer summer months.

SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Sky)



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.



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: A

Tenure: Leasehold

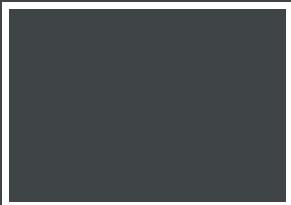
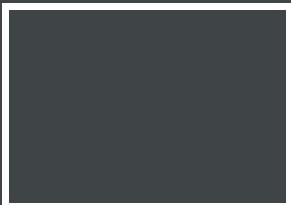
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



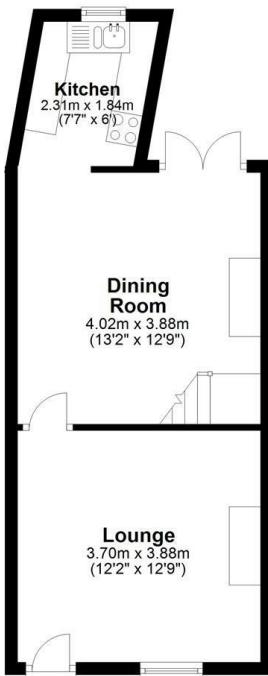


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.

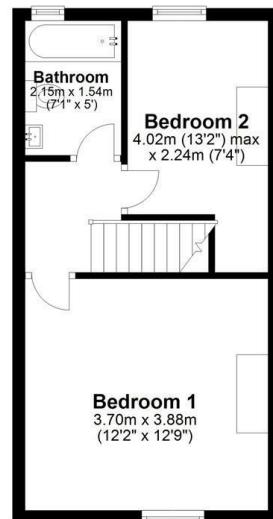
Ground Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



Total area: approx. 65.1 sq. metres (700.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

VIEWING ARRANGEMENTS

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

OTHER SERVICES

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

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



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