



Oldham Street, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Ready To Move Into
- First Time Buyers
- Investors
- Neutral Decor
- Paved Garden
- Open-Plan Living-Dining
- On Street Parking
- Close to Town Centre
- Close to Green Spaces

INTERIOR

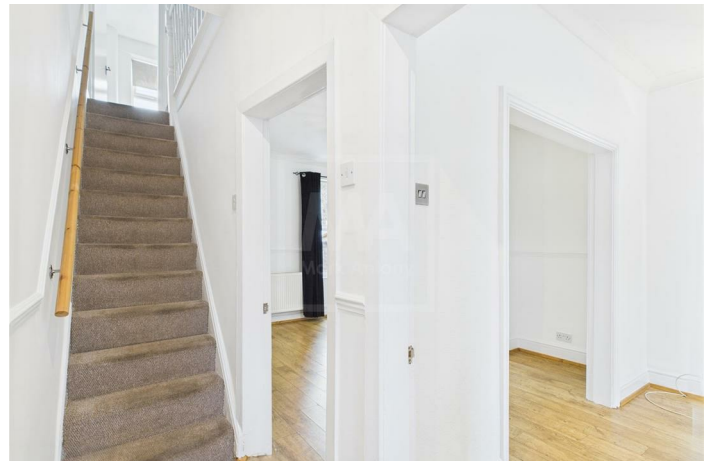
This ready to move into three-bedroom property is a fantastic find for first-time-buyers or investors. Located in Latchford, conveniently close to Warrington Town Centre and just a short walk from Victoria Park, this could be the ideal place to build a new life. The kitchen is modern and stylishly tiled, and adjacent to it is a spacious, open-plan living and dining space with multiple layout options for furniture. Upstairs features the three-piece bathroom with a bathtub, and three bedrooms. The main bedroom is a double with a big window for natural lighting, whilst the other two bedrooms will accommodate a single bed or a home office setup. This property is unfurnished and ready for you to start your new life in Latchford.

EXTERIOR

To the rear of the property lies a private paved garden, providing a secure and enclosed space where children and pets can play safely. It also serves as a great setting for a morning coffee, a summer BBQ, or an evening of entertainment.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)



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

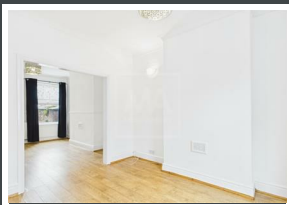
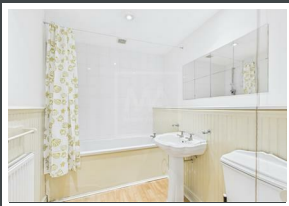
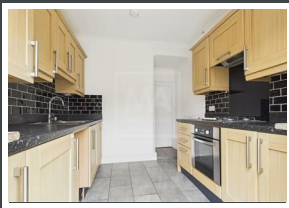
(Property tenure to be confirmed by solicitors)

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



Floor 1

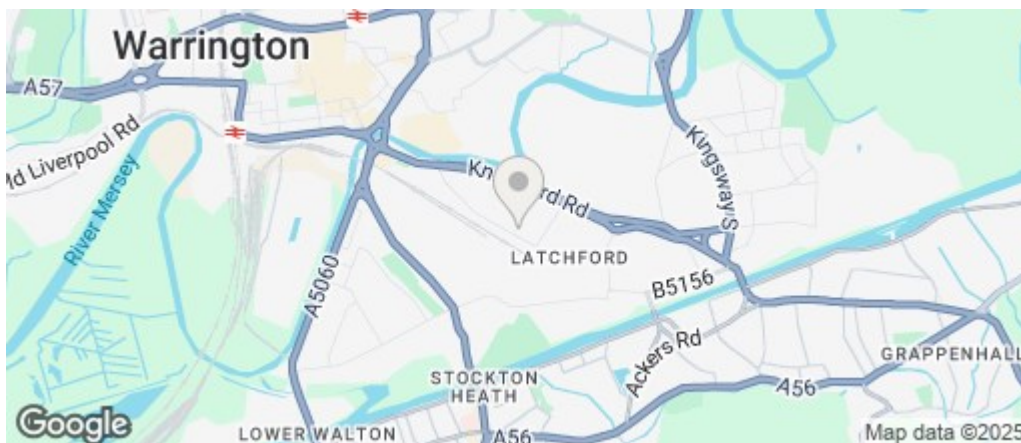


Approximate total area⁽¹⁾
759 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 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		
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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