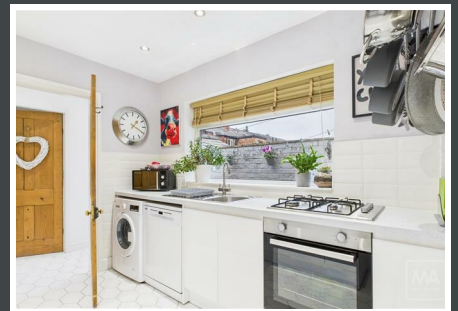
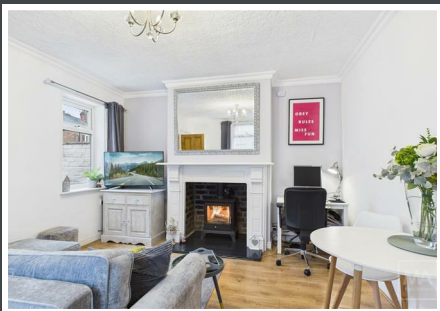




## Lockett Street, Warrington,



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- End Of Terrace
- Two Bedrooms
- Close To Amenities
- Great Investment
- Modern Decor
- Potential No Chain
- Downstairs Bathroom
- Close To Schools
- Low Maintenance Garden
- Ready To Move Into

## INTERIOR

This charming end-of-terrace home offers the perfect blend of modern style and comfortable living. Set in the convenient and sought-after location of Latchford, this property provides perfect residence for family living, located within close proximity to local shops and schools. The ground floor boasts a welcoming entrance hall, two spacious reception rooms, a modern kitchen and handy downstairs bathroom. The modern kitchen is fitted with sleek countertops and well-equipped appliances providing ample storage and workspace for meal preparation.

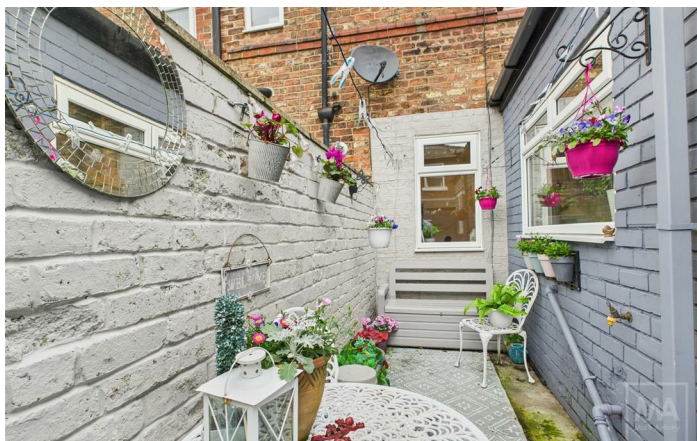
Upstairs, there are two well-proportioned bedrooms that provide a blissful retreat for family or guests. Bedroom One impresses with its generous space and a built-in shower cubicle for added convenience. Do not miss out on making this charming house your home!

## GARDEN

Outside, the enclosed rear garden provides a private space for relaxing, while the end-terrace position adds extra light and a sense of privacy. On street parking is available outside the property.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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

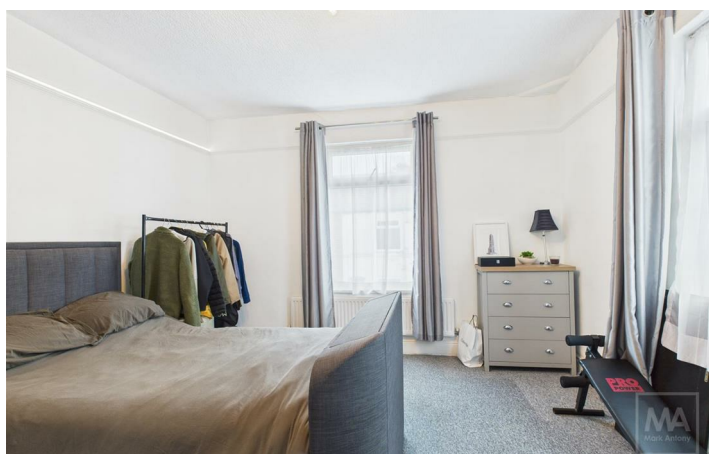
(Property tenure to be confirmed by solicitors)

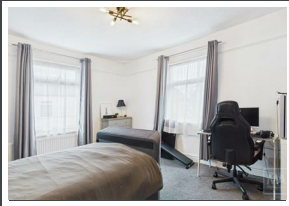
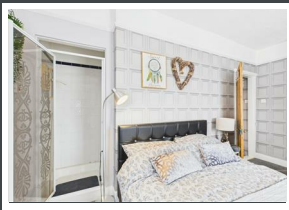
### **Contents, Fixtures and Fittings**

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

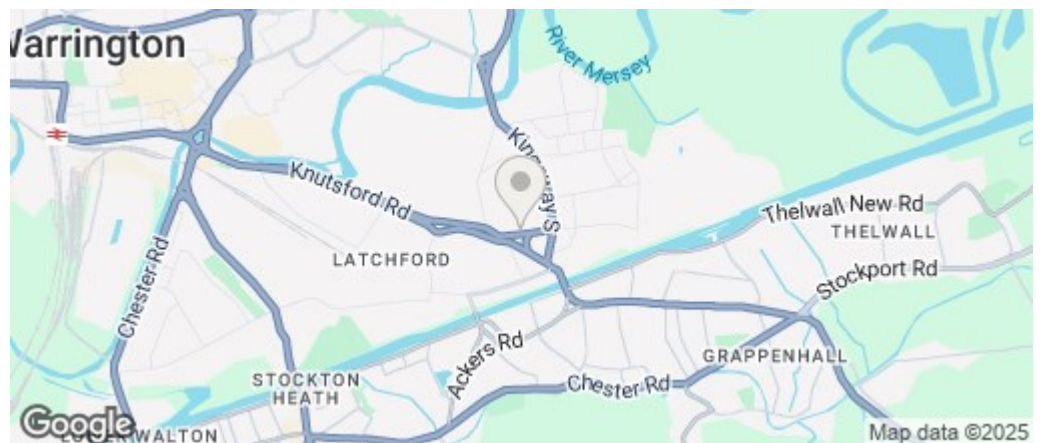


Approximate total area<sup>(1)</sup>  
822 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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