



Richmond Avenue, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Close to Schools
- Large Kitchen
- Low Maintenance Garden
- Light and Airy Throughout
- Popular Location
- Three Bedrooms
- Modern Decor
- Investment Opportunity
- First Time Buyers

DESCRIPTION

Welcome to this charming semi-detached home offers a perfect blend of character and modern convenience. Boasting three bedrooms, this home is perfect for a family, first time buyer or investors alike. Situated in the sought-after area of Latchford this family home is in a popular location with easy access to local amenities, schools, and transport links. Whether you're looking to settle down or invest in a property with great potential, this house offers the perfect opportunity.

Entry into the home is via the porch which leads through the the welcoming hallway. This property boasts a large lounge to the front of the property which offers the perfect space to have cosy, family nights in. Following the natural flow of this home the kitchen/diner is to the rear overlooking the south facing garden and gives the perfect ambience of indoor and outdoor living. Completing the ground floor is a handy utility room and a WC and a large, integral garage.

To the first floor there are three great sized bedrooms as well as a well equipped family bathroom.

GARDEN

This home enjoys a large driveway to the front of the property. To the rear is a perfect low maintenance space with a patio area ideal for all members of the family to enjoy.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.47m x 3.53m Lounge
- 5.28m x 3.53m Kitchen
- 2.50m x 2.35m Utility Room
- 0.52m x 0.80m WC
- 5.08m x 3.80m Garage

FIRST FLOOR

- Landing
- 3.97m x 3.70m Bedroom One
- 2.54m x 3.70m Bedroom Two
- 2.94m x 2.18m Bedroom Three
- 1.53m x 2.53m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (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.



DISTANCES

- Latchford Village 1 mile walk
 - Walton Gardens 2 mile walk
 - Warrington Town Centre 3 miles
 - Manchester Airport 14 miles via M56
 - Manchester City Centre 22 miles via M56
 - Liverpool City Centre 22 miles via M62
- (Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: A

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.

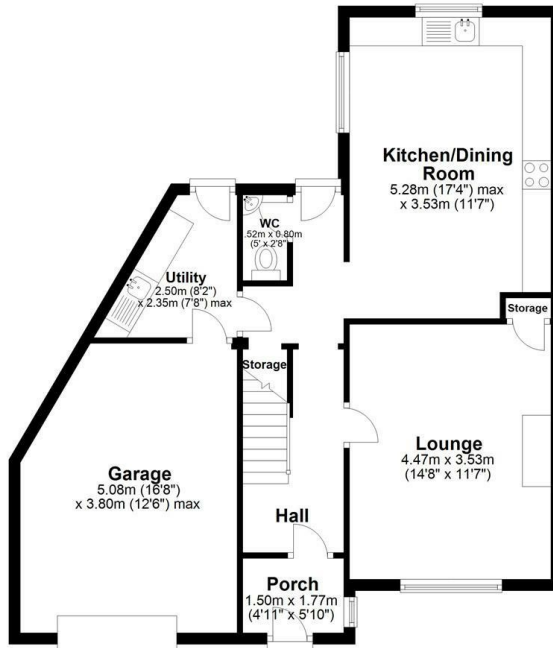




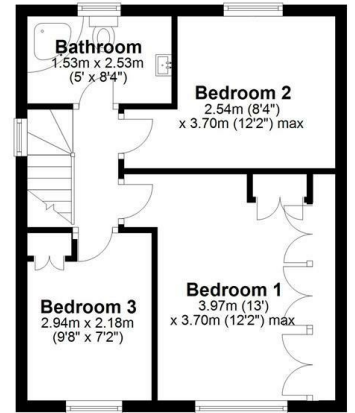
IMPORTANT NOTICE

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.

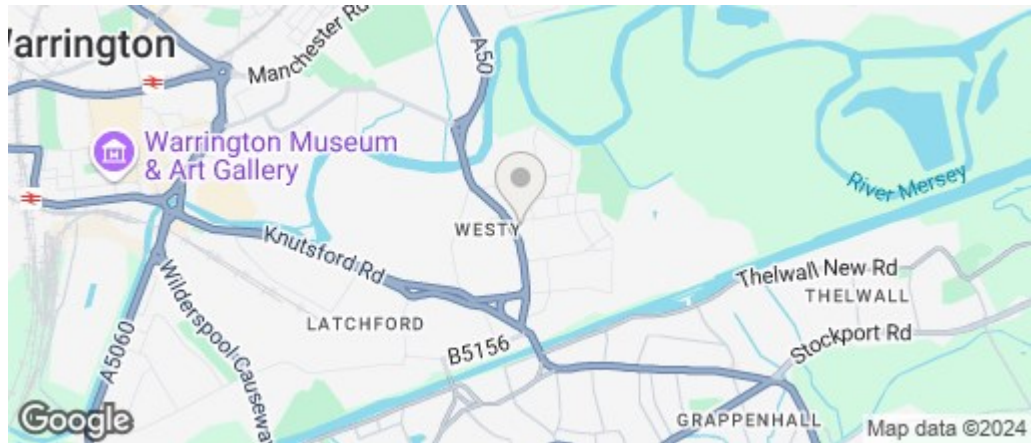
Ground Floor
Main area: approx. 54.1 sq. metres (582.5 sq. feet)
Plus garages: approx. 18.0 sq. metres (193.8 sq. feet)



First Floor
Approx. 36.1 sq. metres (389.0 sq. feet)



Main area: Approx. 90.3 sq. metres (971.5 sq. feet)
Plus garages: approx. 18.0 sq. metres (193.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070