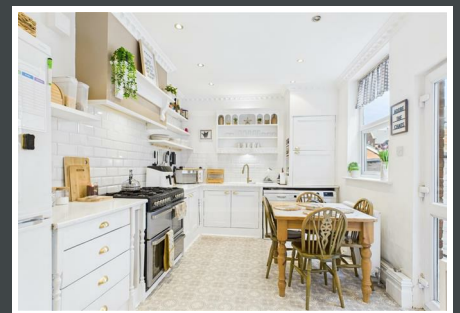




## Grange Avenue, Warrington,



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Prime Location
- Beautifully Presented
- Garden Room
- Period Features
- Terraced Home
- Investment Opportunity
- Close To Local Amenities
- First Time Buyers
- Stylish and Modern

## INTERIOR

Step into this charming home and be welcomed by a bright and inviting lounge showcasing stunning period features and filled with natural light, the ideal space for relaxing and unwinding. Flowing seamlessly from here, the versatile second reception room can be used as an additional family space or a formal dining area. The light and airy kitchen has been thoughtfully designed and upgraded in-keeping with the character of the home, creating the perfect setting for family mealtimes. Ascending the stairs, you'll discover three generously-sized bedrooms, each beautifully decorated and offering a peaceful retreat for rest and relaxation. Completing the homes comfortable and functional layout is the family bathroom showcasing a bathroom suite fitting for the theme and character of the home.

## EXTERIOR

This property boasts a well-maintained and low maintenance rear garden, providing a peaceful outdoor retreat. Additionally, the thoughtfully designed garden room offers a flexible space that can be adapted to suit your needs, whether for storage, a work from home space, or a hobby room.

## 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:** B

**Tenure:** Freehold

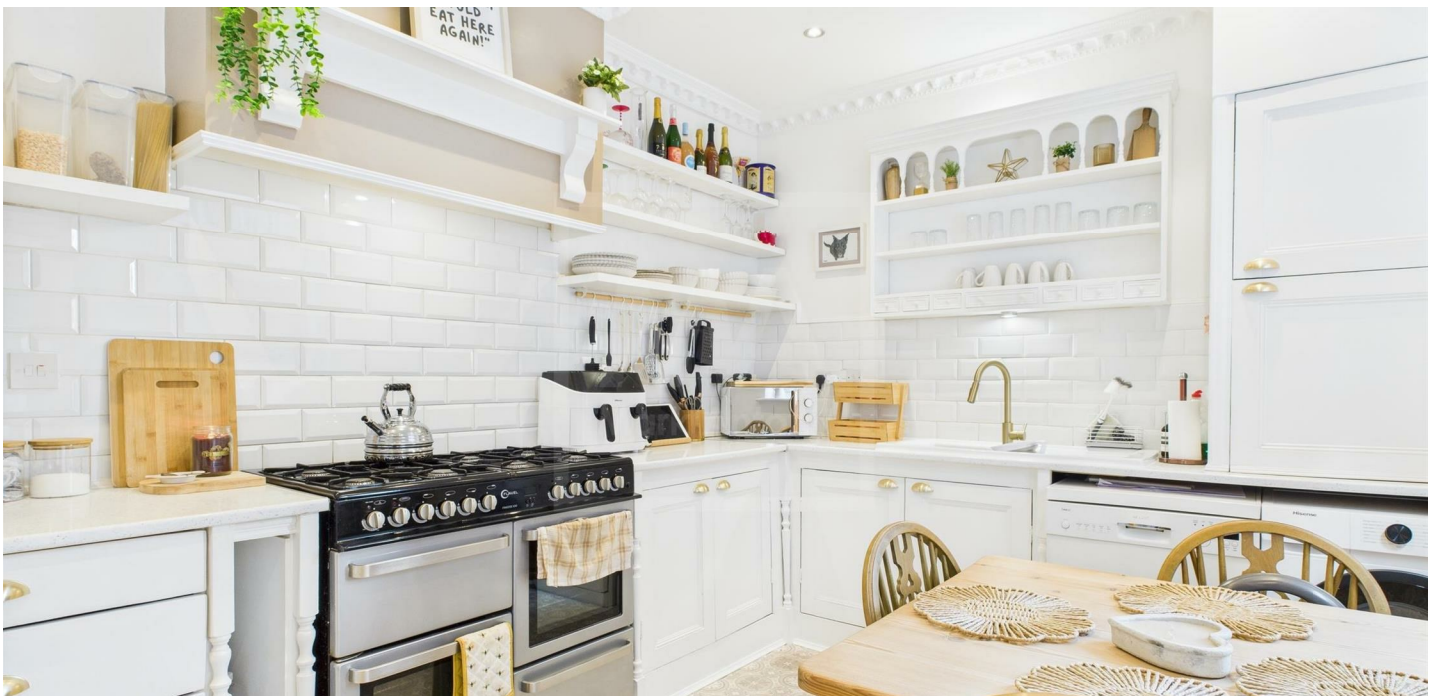
(Property tenure to be confirmed by solicitors)

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

Not included in the asking price.

Items may be available under separate negotiation.





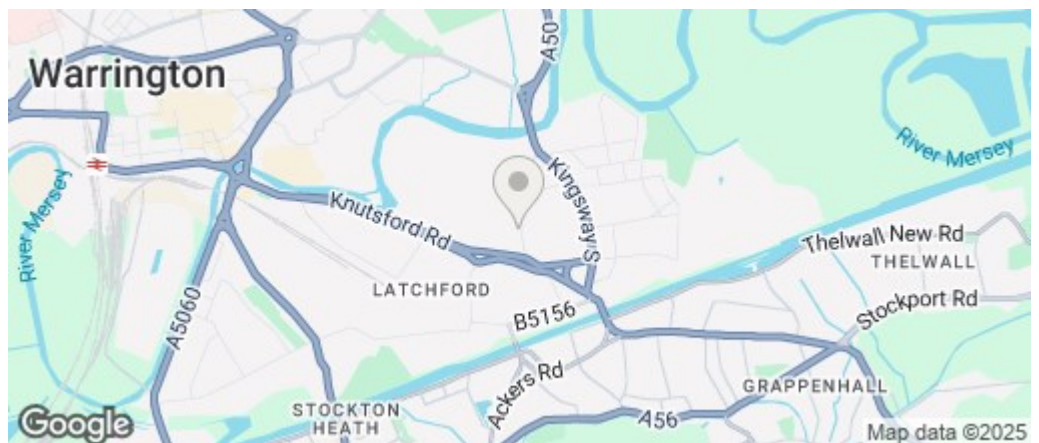


## IMPORTANT NOTICE

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.



**Mark Antony**  
SALES & LETTING AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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

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