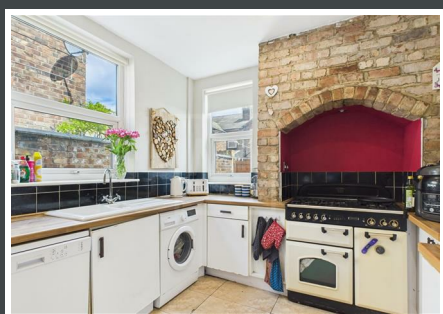




# Grange Avenue, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Suburb Location
- First-Time Buyers
- Close to Schools
- Period Features
- Mid Terrace
- Close to Amenities
- Transport Links
- Private Garden
- High Ceilings

## INTERIOR

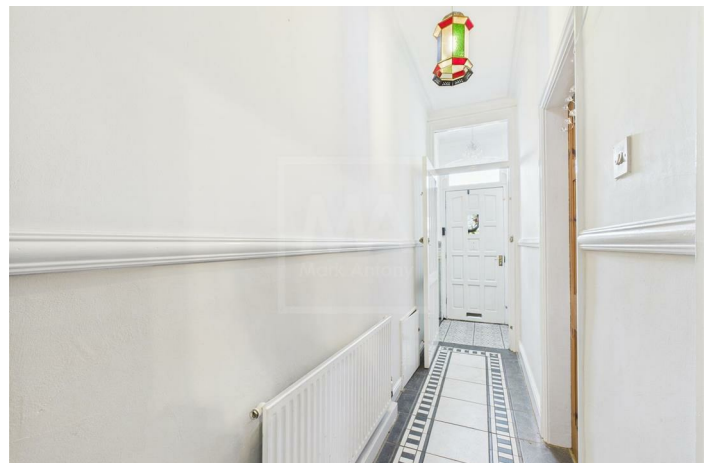
Located mid-terrace along Grange Avenue, this property has gyms, cafes, and a primary school just around the corner. The entrance is gated and attractive, opening into a tiled hallway that leads you to a cosy and open plan living and dining area, with a wood burner, coloured accents, and lots of natural light. Past the dining area is the kitchen with bright windows and a lovely brick archway over the stove. There is lots of available space in the kitchen for appliances and cupboard storage. Head up the stairs to access the bathroom, with integrated shelving, natural tiling, and modern appliances. This property has three bedrooms, one master bedroom and two slightly smaller. Bedrooms one and two benefit from beautiful original fireplace settings. This home is ideal for first-time buyers or small families looking to build a vivid new life.

## GARDEN

The charming little garden is accessible through the kitchen, and features a convenient storage shed, space for outdoor seating, and clothes drying. This cosy outdoor hideaway has the potential to mould into whatever you would like it to become.

## 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:** B

**Tenure:** Leasehold

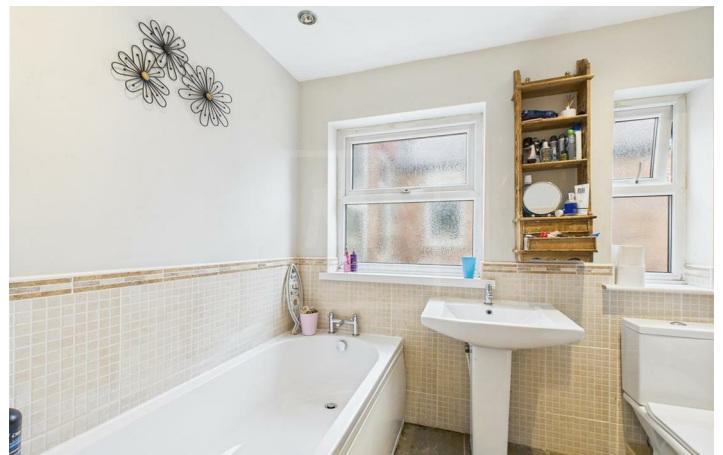
(Property tenure to be confirmed by solicitors)

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

Not included in the asking price.

Items may be available under separate negotiation.



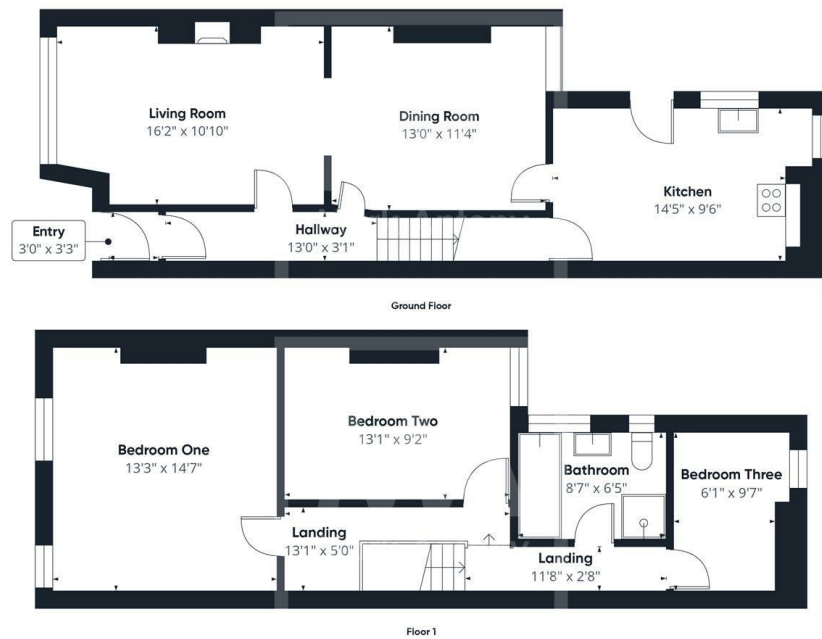






## IMPORTANT NOTICE

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.

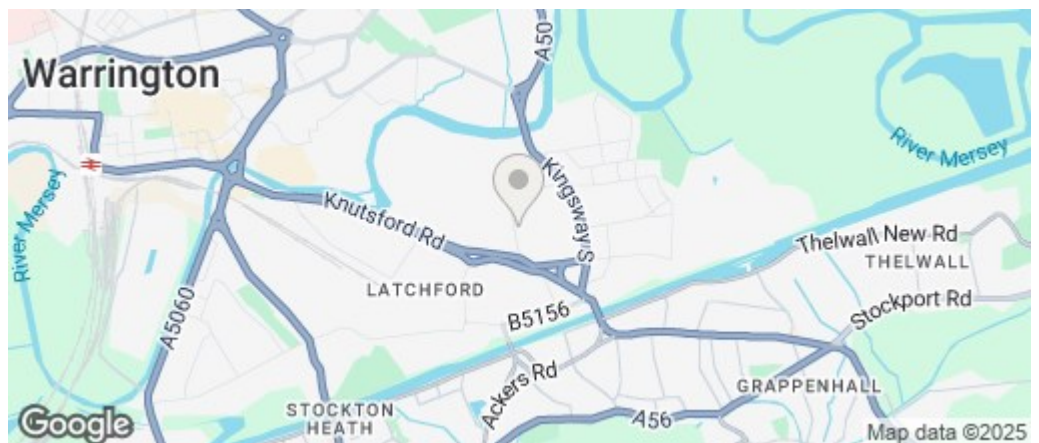


Approximate total area<sup>(1)</sup>  
1048 ft<sup>2</sup>

(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



**Mark Antony**  
SALES & LETTING AGENTS

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