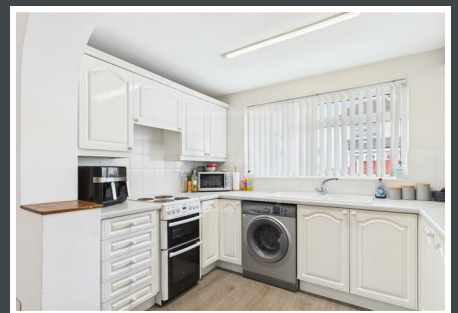




# Cedar Grove, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Freehold Tenure
- Open-Plan Kitchen
- Outdoor Storage
- Gorgeous Woodburner
- Semi-Detached
- Close To Scenic Trails
- Low Maintenance Garden
- Downstairs WC
- Close To Local Amenities

## INTERIOR

As you step into this inviting home, you're welcomed by a hallway that seamlessly leads to the generously sized living areas. The charming living room, bathed in natural light, offers a bright and relaxing space perfect for unwinding or entertaining guests. Adjacent to this is an open-plan kitchen and dining area—stylish, spacious, and designed to foster a warm, sociable atmosphere. The ground floor also benefits from a convenient utility room and a downstairs WC, adding everyday practicality.

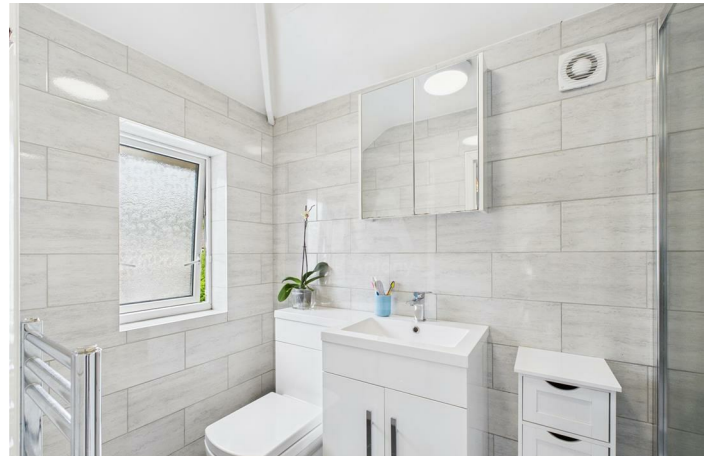
Ascending the stairs, you'll discover three well-proportioned bedrooms, each offering comfort and ample space, along with a sleek three-piece bathroom to complete the upper floor.

## EXTERIOR

This property has an attractive paved front garden and a wide path leading to the garage and back garden. The garage itself is accessible through a couple different doors and provides ample outdoor storage opportunities to suit your needs. The back garden is accessible through a door at the end of the downstairs hallway, and it is paved throughout providing low-maintenance convenience. The fencing is bordered with a pretty gravel bed, perfect for decorating to your hearts content.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- 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)

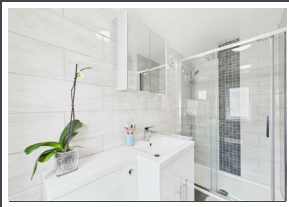
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.





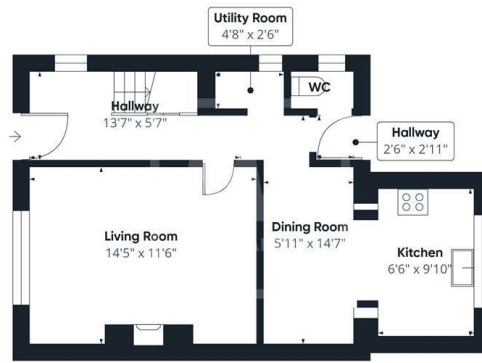


## IMPORTANT NOTICE

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.



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

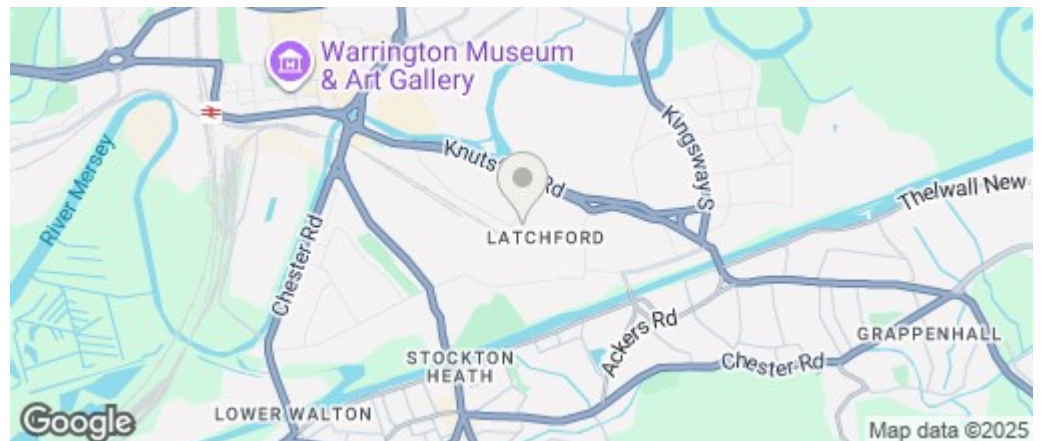


Approximate total area<sup>(1)</sup>  
938 ft<sup>2</sup>

(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) 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		
		81
	55	

## 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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