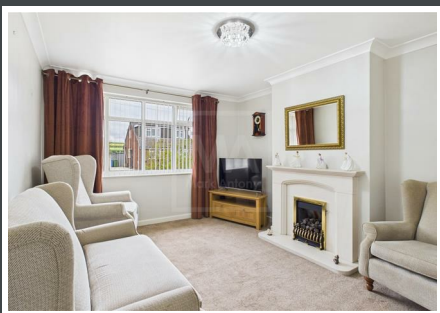




# Boswell Avenue, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Dormer Bungalow
- Three Bedrooms
- Low Maintenance Garden
- Driveway Parking
- Ample Opportunity
- Detached Garage
- No Onward Chain
- Freehold Title
- Sought-After Location
- Close To Amenities

## INTERIOR

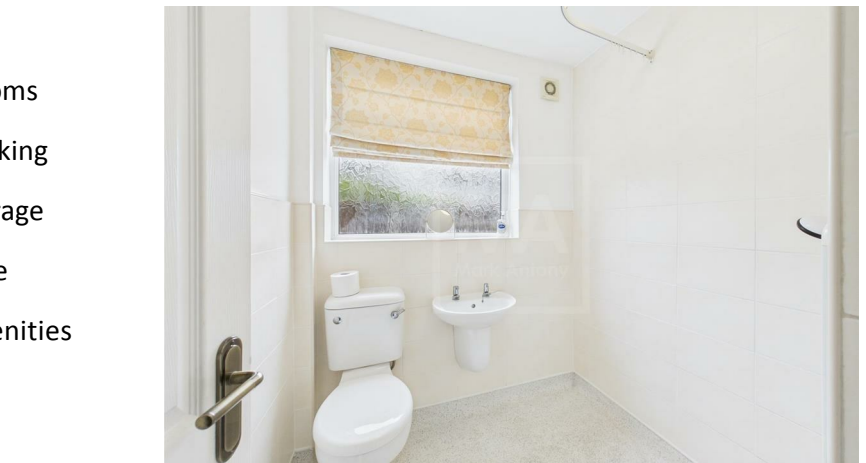
Available to view with no onward chain, we present this charming three-bedroom dormer bungalow that offers excellent potential and is ideal for buyers seeking a home that they can make their own! The property benefits from a spacious internal layout, providing comfortable living space and the option for single level living where required. Entry to the property is granted via the hallway providing access to all areas of this home. The ground floor boasts a great sized living room that is situated to the front of the property allowing for array of natural light to flood this space creating a warm and welcoming ambience. Adjacent to the lounge, you will find the kitchen and a versatile third bedroom currently utilised as a dining room for evening meals. The kitchen provides a practical layout with good storage, an integrated fridge/freezer and ample workspace. While perfectly usable, it offers an exciting opportunity for updating to create a modern and welcoming heart of the home. The ground floor is completed by a modern three-piece wet room and a spacious double bedroom. Upstairs, the second bedroom provides comfortable accommodation, ideal as a guest room.

## GARDENS

To the rear of the property you will find a low maintenance garden laid mainly with decorative slate chippings and bordered by paving. Offering plenty of space for outdoor seating or potted plants, it provides a practical, low-upkeep outdoor area, complemented by access to the garage and secure fencing for privacy.

## 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:** C

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

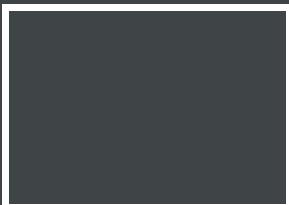
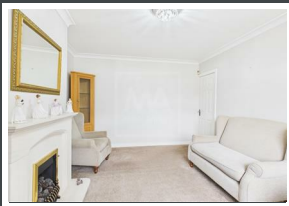
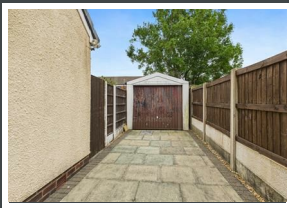
### **Contents, Fixtures and Fittings**

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.



Approximate total area<sup>(1)</sup>  
887 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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