



St. John Avenue, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedrooms
- Bungalow
- No Onward Chain
- Spacious Living
- Garage
- Semi-Detached
- Desirable Location
- Freehold Title
- Driveway Parking
- Close To Local Amenities

INTERIOR

Upon entering the property, you're welcomed by a spacious hallway that effortlessly connects each room, setting the tone for a well-designed and comfortable living space. The first room you'll encounter is the main family bathroom—thoughtfully positioned for convenience and practicality. Next is the second bedroom, a cozy retreat perfect for relaxation and rest, offering a peaceful atmosphere to unwind. At the end of the hallway, the generously sized living room awaits, bathed in natural light and designed to be a tranquil haven for everyday living and entertaining. Adjacent to the living room is the well-appointed kitchen, ideal for preparing hearty meals. Just steps away, the dining room provides a warm setting for family gatherings and shared moments. Completing the ground floor is a delightful sun room—an adaptable space that can be tailored to suit your lifestyle, whether as a reading nook, playroom, or serene garden-view lounge.

Upstairs, the master bedroom offers a private sanctuary, complete with a stylish en-suite and an abundance of natural light, creating a perfect blend of comfort and elegance.

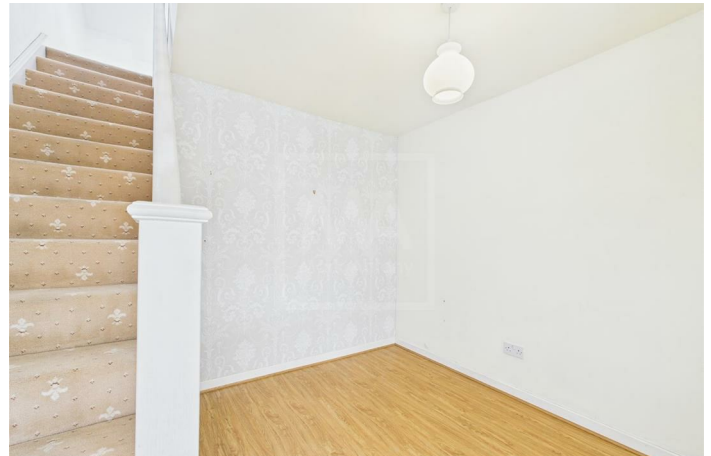
GARDEN

At the rear of the property, you'll discover a delightful garden retreat—perfect for soaking up the sunshine or entertaining guests during family get-togethers.

Additional highlights include a spacious garage, offering ample room for storage, and a private driveway that provides both convenience and peace of mind.

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

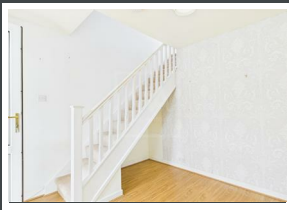
(Property tenure to be confirmed by solicitors)

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⁽¹⁾
1174 ft²
Reduced headroom
73 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

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	66	73
(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



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