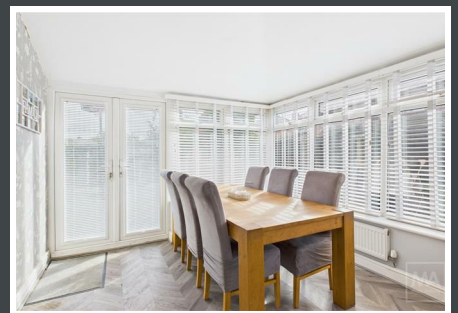
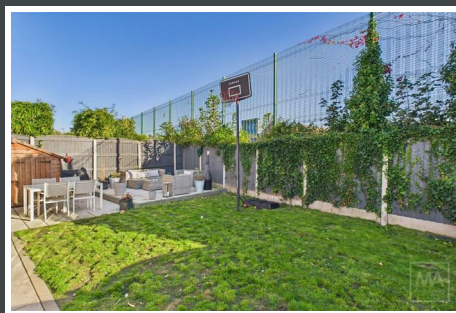
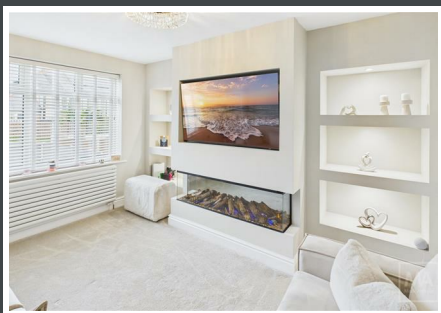




Lindley Avenue, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Modern Interiors
- Desirable Area
- Close To Amenities
- Move In Ready
- Sizeable Driveway
- Private Garden
- Spacious Living
- Close To Schools
- Modern Bathroom Suite

INTERIOR

Step inside this three-bedroom semi-detached family home to discover beautifully updated interiors throughout: crisp neutral décor and a bright and airy ambience that circulates the home. To the left of the hallway you will find the bright and airy lounge with built in media wall and beautiful electric fireplace. Continuing through the home, you will find the fitted kitchen with high-gloss cabinetry and wooden worktops with plenty of cupboard space for storage, it's layout encourages both functionality and homely charm. Following on is the conservatory, currently used as a dining space allowing an abundance of natural light., this space is perfect for entertaining or relaxed family dining, flowing seamlessly into the garden via French doors.

Upstairs, you'll find three generously sized bedrooms, each offering a peaceful retreat and ample space for rest and rejuvenation. Completing the first floor is a stylish bathroom suite, combining convenience with contemporary finishes.

GARDEN

At the rear of the property, you'll discover a charming, private garden with the added benefit of a lawned and also a patio area, perfect for soaking up the summer sun or hosting memorable family gatherings.

Additional highlights include a spacious driveway offering generous parking alongside a mature front lawn.

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: A

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

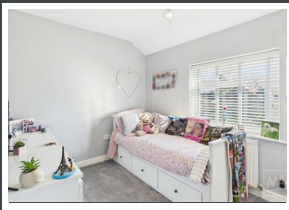
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

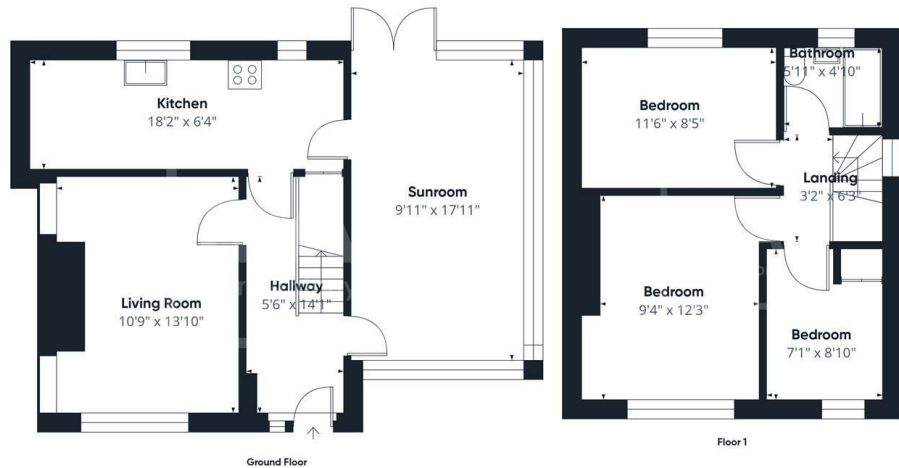






IMPORTANT NOTICE

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.

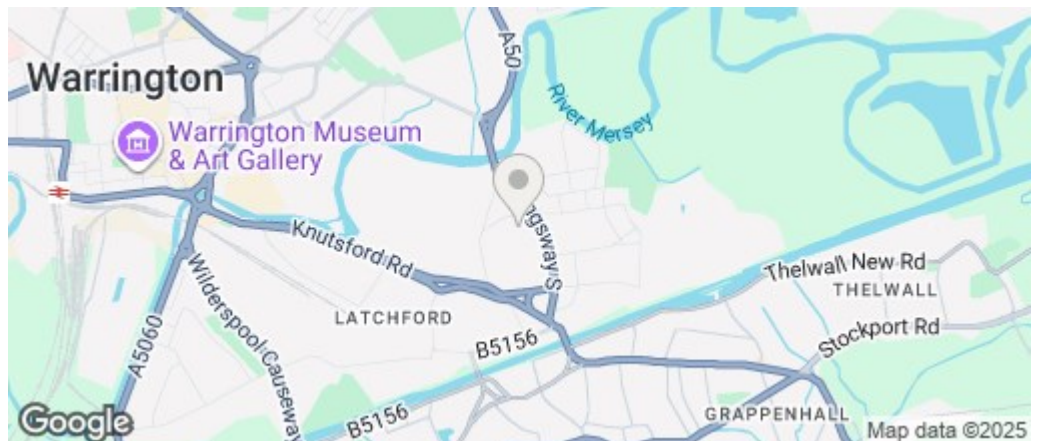


Approximate total area⁽¹⁾
868 ft²

(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	69	80
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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