



Longdin Street, Latchford Warrington

Semi-Detached Home • Three Bedrooms • Period Property • Spacious Reception Rooms

• Perfect for Growing Families • Good Sized Garden • Move in Ready • On Street Parking • Convenient Location

• Close to Amenities and Schools



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

Entry to the home is via the porch, which leads through to the hallway showcasing the original tiling. From here, you have access to the spacious reception rooms: the lounge and the dining room.

The lounge features a beautiful bay window, allowing an abundance of natural light to flood the space, along with period features including high ceilings and original fireplaces. This room flows seamlessly into the dining room, which continues the bright and airy feel and benefits from patio doors leading out to the garden. The kitchen is located at the rear of the home and is fitted with modern worktops, as well as providing additional access to the garden.

The first floor comprises two generously sized bedrooms and a smaller single bedroom. Bedroom one also benefits from built-in wardrobes, helping to keep the room neat and tidy. A family bathroom completes this floor.



GARDEN

Outside, the property benefits from a generous garden offering a well-balanced mix of lawn and a spacious patio area. This versatile space is ideal for play, relaxation, or entertaining friends and family during the warmer months. Well-maintained lawns and established borders provide a pleasant outlook and a good degree of privacy, while the patio offers the perfect setting for al fresco dining or a morning coffee. The garden is easily accessed from the main living areas, creating a natural extension of the home's social space. To the front, on-street parking is available.



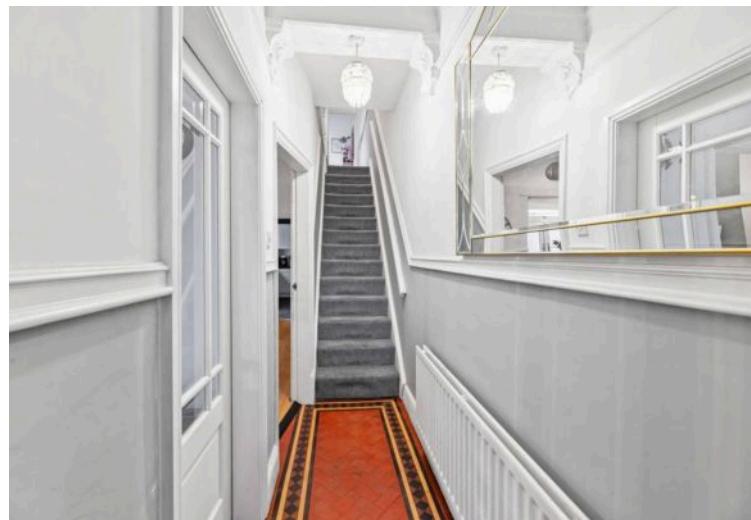
LOCATION

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.

GENERAL INFORMATION

- Council Tax band: B
- Tenure: Leasehold
- EPC Energy Efficiency Rating: D







VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
 Please use Street or contact us to
 arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
 Items may be available under
 separate negotiation.

Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.