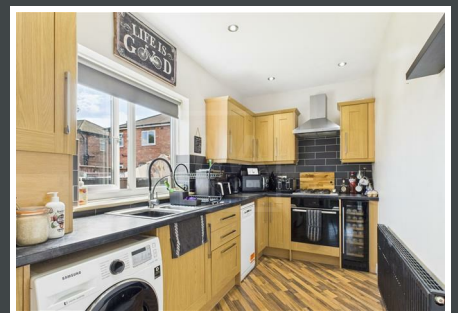
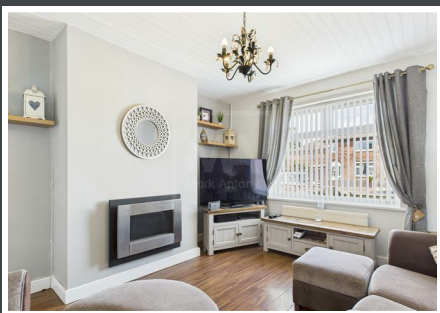




Richmond Avenue, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Ideal Location
- Large Gardens
- Close To Local Schools
- Freehold
- Semi-Detached
- Perfect Family Home
- Beautifully Presented
- Close To Local Amenities

INTERIOR

As you enter this delightful property, you're greeted by a warm and inviting hallway that gently guides you into a bright, naturally lit living room, providing the perfect space for relaxing or entertaining. Following the home's natural flow, you'll find a well equipped kitchen that's ideal for cooking up family favourites, as well as a handy downstairs WC and a separate utility room to keep life running smoothly.

Head upstairs to discover three generously sized bedrooms, each offering comfort and versatility, alongside a fresh and modern family bathroom.

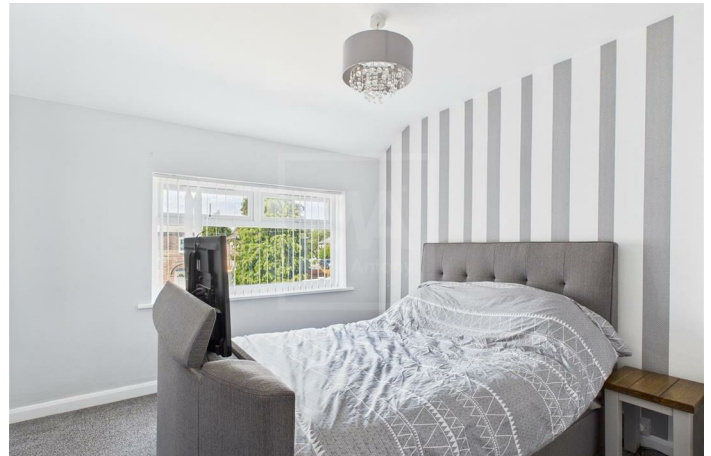
GARDEN

Set within a generous plot, this well-balanced garden features a stylish terrace area ideal for alfresco dining and relaxation, alongside a versatile outbuilding that can be tailored to suit any need.

Beyond the main garden, a separate rear garden adds a private outdoor space full of potential, perfect for gardening, leisure, or creating a peaceful hideaway, making this property a rare blend of functionality, flexibility, and tranquillity

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: A

Tenure: Freehold

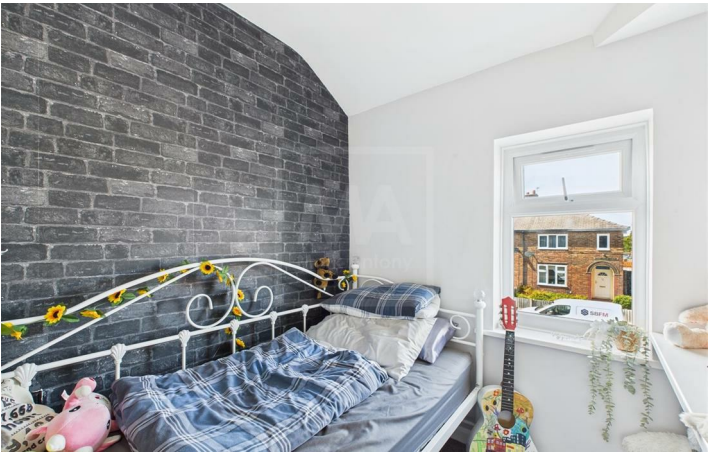
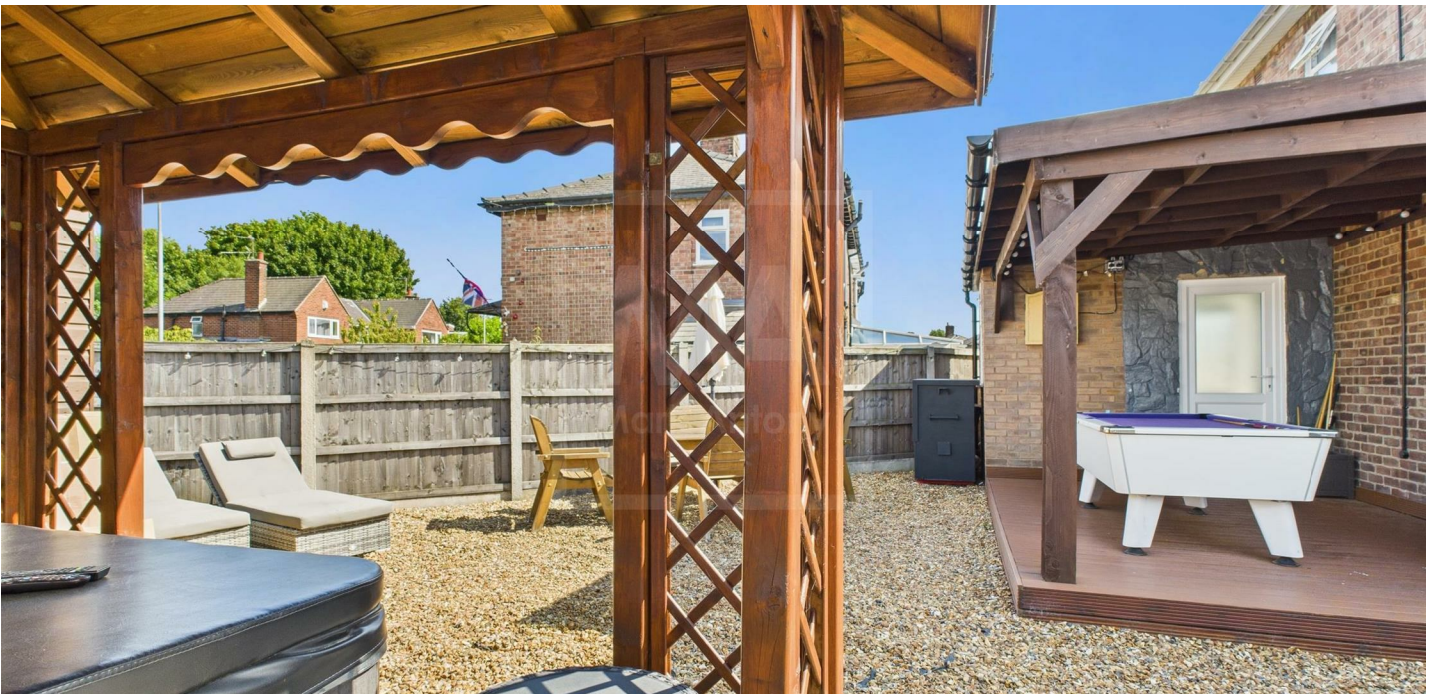
(Property tenure to be confirmed by solicitors)

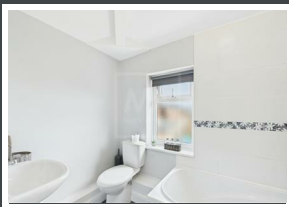
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

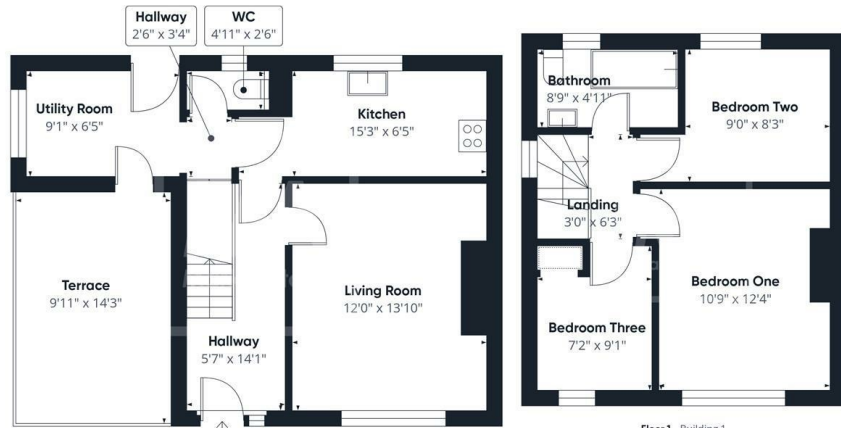




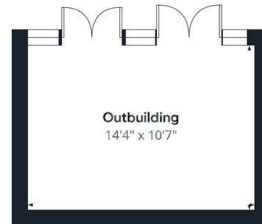


IMPORTANT NOTICE

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.



Ground Floor Building 1



Ground Floor Building 2

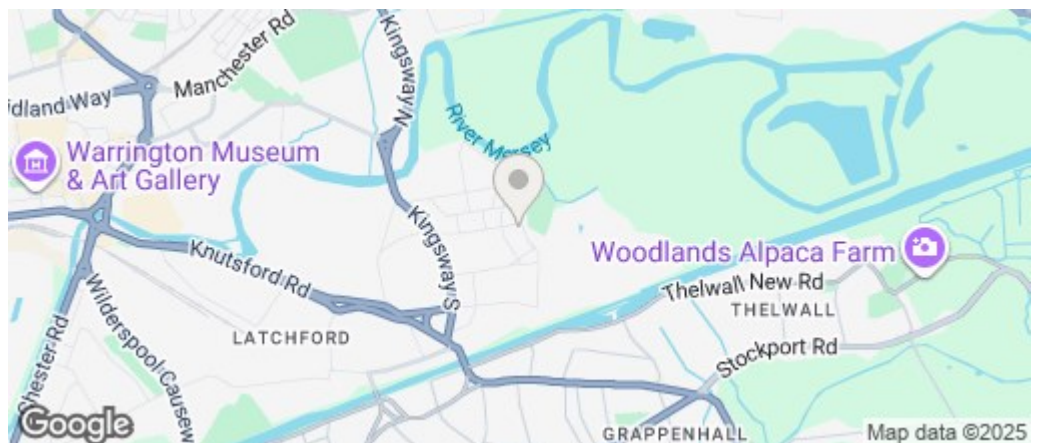


Approximate total area¹
902 ft²
Balconies and terraces
142 ft²

(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	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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070