

## Grammar School Road, Latchford, Warrington

Guide Price £350,000

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**\*\*\*\*\*ATTENTION INVESTORS & DEVELOPERS\*\*\*\*\***

No9 Grammar School Road is a substantial detached period property requiring modernisation & improvement throughout. The property occupies a plot of approximately 1/4 of an acre and the accommodation (including associated outbuildings) extends to over 3200 sqft. The property retains many original features and could either be restored into a superb family home, or potentially would lend itself to conversion into multiple units (subject to the necessary consents being obtained).

For Sale By Modern Auction. No Chain Delay With This Sale.



## Key Features

- Development Opportunity
- Attention Investors & Developers
- Approx 3200sqft & 1/4 Acre Plot
- Central Latchford Location
- Two Garages & Double Entrance Driveway
- For Sale By Modern Auction
- Large Detached Period Property
- Potential For Conversion
- West Facing Garden
- No Chain Delay

