

**£210,000**

**Latchford Street**  
Warrington, WA4 1PG



## PROPERTY SUMMARY

Nestled in the heart of Latchford, this delightful three-bedroom terraced home presents an excellent opportunity for those looking to create their dream residence. Situated on a peaceful cul-de-sac, the property boasts a tranquil environment, perfect for families or individuals seeking a serene lifestyle.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. These large living areas provide a blank canvas for your personal touch, allowing you to design the perfect layout to suit your needs. The property is in need of renovation, making it an ideal project for those with a vision to transform it into a modern haven.

The three well-proportioned bedrooms offer comfortable accommodation, ensuring that there is plenty of room for family or guests. The bathroom, while functional, also presents an opportunity for enhancement, allowing you to create a stylish and contemporary space.

Additionally, the property features a convenient driveway, providing off-road parking and easy access to the home. The location

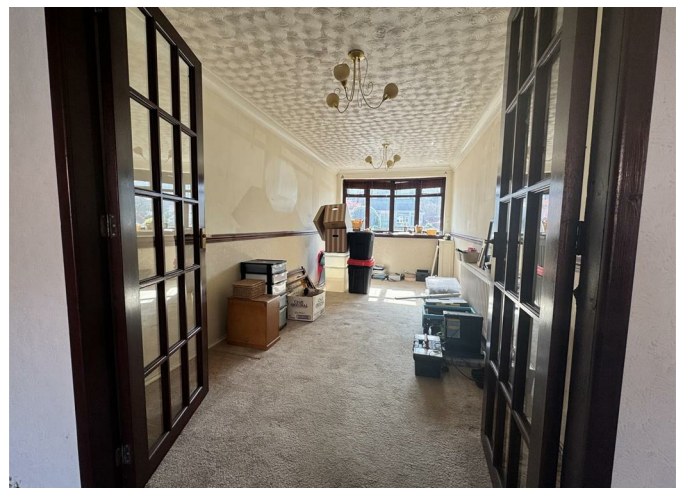
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1



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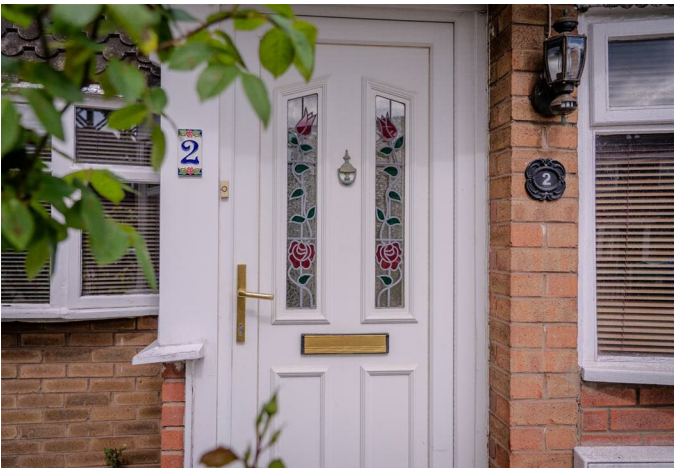




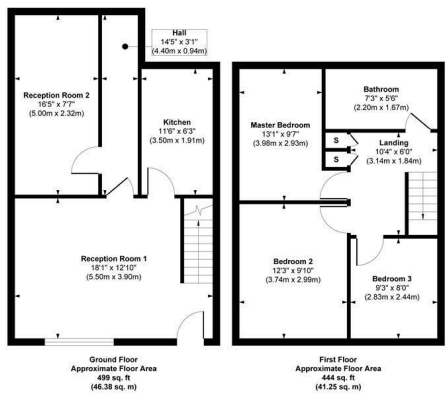








Latchford street

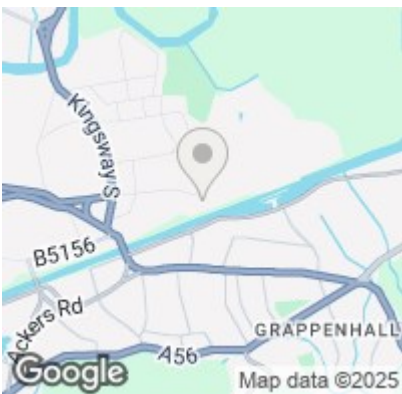


Approx. Gross Internal Floor Area 943 sq. ft / 87.63 sq. m

Measurements for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**OFFICE ADDRESS**  
The Hive Sankey Street  
Warrington  
WA1 1XG

**OFFICE DETAILS**  
01925 987 085  
info@real5estates.com  
www.real5estates.com