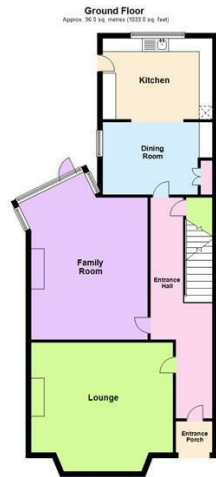


Latchford

Location

Latchford is a suburb of Warrington Cheshire and lies between the River Mersey and the Manchester Ship Canal, it has a number of independent cafes, shops and restaurants, a local post office and plenty of green space, namely Victoria Park, which also boasts a modern sports stadium and Black Bear Park. To the south you will find the Trans Pennine Trail, crossing over the Ship Canal at Latchford Locks, a popular route for walkers, runners and cyclists. Latchford shares a boundary with the ever popular Stockton Heath to the West.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
62	79	D	A



Substantial 'VICTORIAN' End Terrace | FOUR STOREY Accommodation | CHARACTERFUL PERIOD Features | Three RECEPTION Rooms & CELLAR | DOUBLE Bedrooms & TWO Bath/Shower Rooms. PRIVATE Generous SOUTH-WESTERLY Gardens. Set back from the road enjoying mature gardens and driveway parking, this 'Victorian' home affords well presented accommodation including an entrance porch, hallway, lounge, family room, dining room, kitchen, four double bedrooms, further single bedroom and two bath/shower rooms. Cellar, driveway, gardens and a garage.

£435,000

Latchford Grammar School Road



Accommodation

In occupation for over forty years and having been sympathetically maintained over time, this super spacious 'Victorian' bay fronted end terrace occupies a favoured position boasting a degree of privacy. Set back from the road behind a mature hedgerow benefitting from generous driveway parking, this characterful residence comprises an entrance porch with 'Minton' tiled flooring, welcoming hallway with period features including ceiling corbels, coving picture rails and an original style door with fluted glass leading down to the cellar, bay fronted lounge with feature fireplace and again period features, family room again with a feature fireplace and an angled bay window, dining room with a living flame coal effect gas fire and a fitted kitchen complete with a range of units. The first floor includes a main landing and inner landing which provide access to four bedrooms and a bathroom. The second floor is accessed from the main landing via a traditional staircase upon where there is a further double bedroom and shower room. Mature private gardens, driveway parking and garage storage.

Entrance Porch

4'6 x 4'1 (1.37m x 1.24m)

Original 'Minton' tiled flooring, courtesy lighting, wall mounted post box and an original style 'Composite' front door with a PVC double glazed panel above leading to the:

Entrance Hallway

26'3 x 6'0 (8.00m x 1.83m)

Striking staircase to the first floor with a polished wooden balustrade and spindles, further features include ceiling corbels, ceiling coving and a picture rail. double central heating radiator and an original style door with fluted glass leading to the:

Cellar

(14'11 x 5'9) & (11'6 x 5'4) ((4.55m x 1.75m) & (3.51m x 1.63m))

Divided into two separate chambers including the gas meter and a window to the side elevation.

Lounge

17'8 x 13'11 (5.38m x 4.24m)

A very generously proportioned room boasting a feature fireplace with a living flame coal effect gas fire with a marble inset, raised hearth and surround, period features including including ceiling coving and a picture rail. Three wall light points, PVC double glazed bay window to the front elevation and two central heating radiators.

Family Room

15'0 x 11'6 (4.57m x 3.51m)

Open fireplace with a marble inset, hearth and surround, ceiling coving and picture rail, angled square bay PVC double glazed window with adjacent panelling to the side elevation complimented with a PVC double glazed door. Three wall light points and a double central heating radiator.

Dining Room

12'0 x 9'1 (3.66m x 2.77m)

Living flame coal effect gas fire with a marble surround and hearth, full height cupboard with providing shelving storage and the electricity meter.

Kitchen

12'2 x 9'9 (3.71m x 2.97m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting with integrated appliances including a four ring gas hob with an illuminated extractor hood, oven & grill and a fridge/freezer in addition to spaces for both washing machine and dryer. Stainless steel double sink and drainer unit with a mixer tap set in a heat resistant roll edge work surface with tiled splashback. Tiled flooring, inset lighting, frosted PVC double glazed door to the side and a PVC double glazed window to the rear elevation.

First Floor



Landing

19'4 x 6'0 (5.89m x 1.83m)

Staircase to the second floor with a polished wooden balustrade and spindles, ceiling coving and a central heating radiator.

Inner Landing

4'8 x 4'1 (1.42m x 1.24m)

Providing access to both bedroom three and the bathroom.

Bedroom One

15'1 x 11'1 (4.60m x 3.38m)

Period features including ceiling coving and a picture rail, two PVC double glazed windows to the front elevation and a double central heating radiator.

Bedroom Two

15'1 x 11'7 (4.60m x 3.53m)

Inset lighting, PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

14'6 x 12'1 (4.42m x 3.68m)

Ceiling coving, PVC double glazed window to the rear elevation, wall mounted 'Navien' gas boiler and a double central heating radiator.

Bathroom

7'6 x 5'6 (2.29m x 1.68m)

Three piece suite including a double ended tiled bath with a 'Triton' shower above, pedestal wash hand basin and a low level WC. Wall mounted mirrored cabinet, inset lighting, tiled walls with contrasting tiled flooring, frosted PVC double glazed window to the side elevation and an extractor fan.

Bedroom Five

11'1 x 6'1 (3.38m x 1.85m)

PVC double glazed window to the front elevation.

Second Floor

Landing

7'3 x 3'10 (2.21m x 1.17m)

Bedroom Four

12'1 x 11'11 (3.68m x 3.63m)

PVC double glazed window to the rear elevation.

Shower Room

7'11 x 7'5 (2.41m x 2.26m)

Fitted suite including a tiled cubicle with a thermostatic shower, vanity wash hand basin with a chrome mixer tap and cupboard storage below in addition to a low level WC. Tiled flooring with contrasting walls, inset lighting, chrome ladder heated towel rail, frosted PVC double glazed sash window to the side elevation and eaves storage.

Outside

Occupying a commanding position set back from the road behind a mature hedgerow, this 'Victorian' home affords generous gardens to both front and rear aspects. The rear garden is split into two themes including a courtyard garden with well stocked borders, decorative 'well' feature, water tap, lighting and crazy paving providing the hard standing of garden furniture. In addition, there is a garage providing further storage and a trellis and picket gate leading to the private lawned garden again with well stocked borders. The front garden is laid lawn with mature plants and shrubs set adjacent to the driveway.

Tenure

Leasehold with a term of 986 years dated 26th March 1889 with a ground rent of £12.14 per annum.

Council Tax

Band 'C' £1,866.85 per annum as of 2023

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 1JN

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

