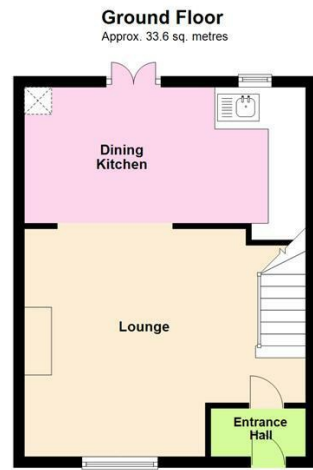
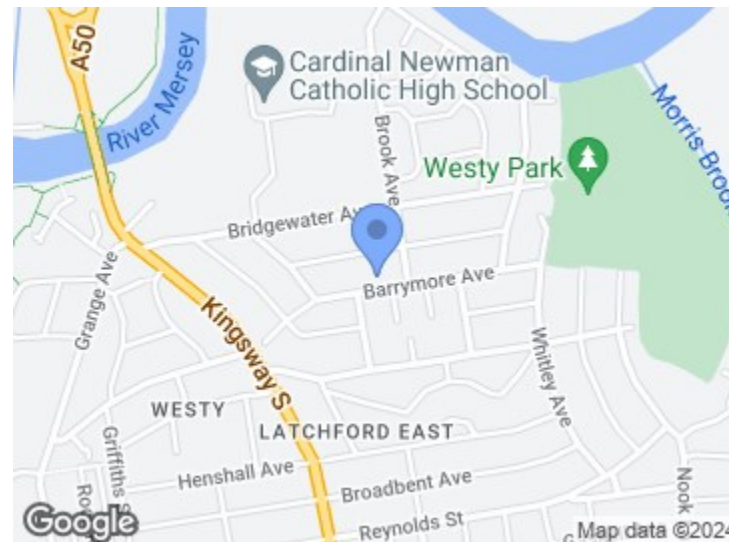


# Latchford



## 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.



Total area: approx. 60.0 sq. metres



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**\*\*IN NEED OF MODERNISATION\*\*** | POPULAR RESIDENTIAL LOCATION | NO CHAIN | WALKING DISTANCE TO LATCHFORD VILLAGE | OPEN PLAN ACCOMODATION | GENEROUS REAR GARDEN This three bedroom semi-detached home is located on a popular road in Latchford, with off road parking to the front elevation, a generous rear garden and secure gated access to the side elevation. Internally the property requires modernisation and briefly comprises: Fitted kitchen units with stainless steel sink, a wall mounted central heating boiler with open plan lounge / diner. To the first floor, there are three bedrooms and family bathroom.

**£150,000**

# Latchford

## Barrymore Avenue



### Accommodation

The property is located in a popular residential location within walking distance of Latchford Village. Externally the property enjoys off road parking at the front and a generous rear garden with gated side access to the rear. Internally the property requires comprehensive improvement works. There is a kitchen with integrated sink, space for a gas hob and space for a fridge freezer.

### Entrance Porch

5'10" x 2'11" (1.8m x 0.9m)  
PVC Front door, tiled flooring, spotlights.

### Lounge

16'5" x 13'9" (5.02m x 4.2m)  
Wood effect laminate flooring, chimney breast window to the front elevation, central heating radiator, ceiling coving, open plan archway leading to the Dining Kitchen.

### Dining Kitchen

16'5" x 8'2" (5.02m x 2.5m)  
Roll top laminated worksurfaces, space for Washer / Dryer, part tiled flooring, stainless steel sink with chrome mixer tap, central heating radiator, PVC Patio doors opening onto the rear garden.

### First Floor

#### Bedroom One

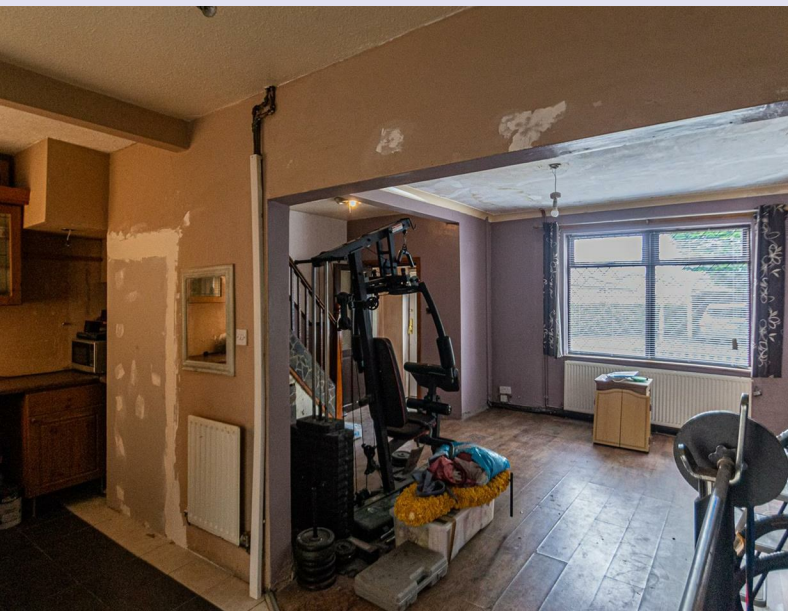
11'5" x 10'5" (3.5m x 3.2m)  
Window to the front elevation, central heating radiator and ceiling light.

#### Bedroom Two

11'5" (max) x 8'2" (3.5m (max) x 2.5m)  
Window to the rear elevation, central heating radiator and ceiling light.

#### Bedroom Three

6'10" x 8'10" (max) (2.1m x 2.7m (max))  
Window to the front elevation, central heating radiator, recessed storage and ceiling light.



**Postcode**  
WA4 1RT

**Possession**  
Vacant Possession upon completion. No chain.

**Viewing**  
Strictly by prior appointment with Cowdel Clarke, Stockton Heath.

### Outside

The property is approached via flagged driveway and fenced borders. The rear of the property has a garden with fenced borders; there is a decking area which requires refurbishment. There is pedestrian access via a secure gate to the side elevation.

### Tenure

Freehold

### Council Tax

Tax band 'A' - £1,355.14 2023 / 2024

### Local Authority

Warrington Borough Council

### Services

No tests have been made of mains services, heating systems to 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.