

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 120 Slater Street, Warrington, WA4 1DW

**£139,950**

Beautiful Two-Bedroom Terrace in the Heart of Latchford, Warrington

Located on a popular residential street in the ever-desirable area of Latchford, this charming two-bedroom mid-terrace home offers spacious, well-planned accommodation and is ideal for first-time buyers, downsizers, or investors.

The ground floor features a welcoming living room to the front, leading through to a generous separate dining room, perfect for both day-to-day living and entertaining. Beyond this sits a practical galley-style kitchen with ample storage and worktop space. To the rear, you'll find a modern wet-room style shower room, fitted with a walk-in shower area, WC, and wash basin.

Upstairs, the property offers two well-proportioned double bedrooms, each filled with natural light.

With a total floor area of approximately 80.5 sq. metres (866 sq. ft.), this home provides excellent space compared with many terraces in the area and presents a fantastic opportunity for someone to place their own stamp on it. Ideally positioned within walking distance of Latchford Village, local shops, Victoria Park, schools, and convenient transport links into Warrington Town Centre, this property combines comfort with a sought-after location.

Early viewing is highly recommended.



### Living Room



UPVC Double Glazed window to the front elevation. Feature fireplace.

### Bathroom



Rear hallway leading to wet room style shower room fitted with walk-in shower area with low level WC and hand-wash basin.

### Dining Room



Generous separate dining room with Upvc window to the rear elevation.

### Bedroom One



Double bedroom with Upvc double glazed window to the front elevation

### Kitchen



Practical galley style kitchen with range of wall and base units incorporating a stainless sink unit with mixer tap, built in electric oven and hob with extractor above.

### Bedroom Two



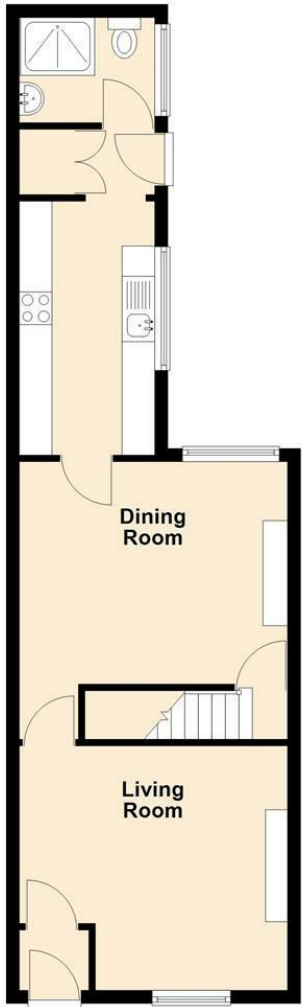
Double bedroom with a Upvc double glazed window to the rear elevation.

### Outside Area

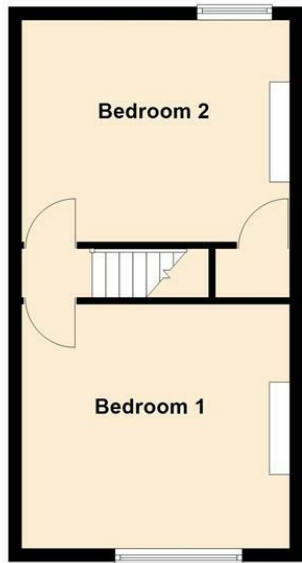


Externally the property has an enclosed rear courtyard area.

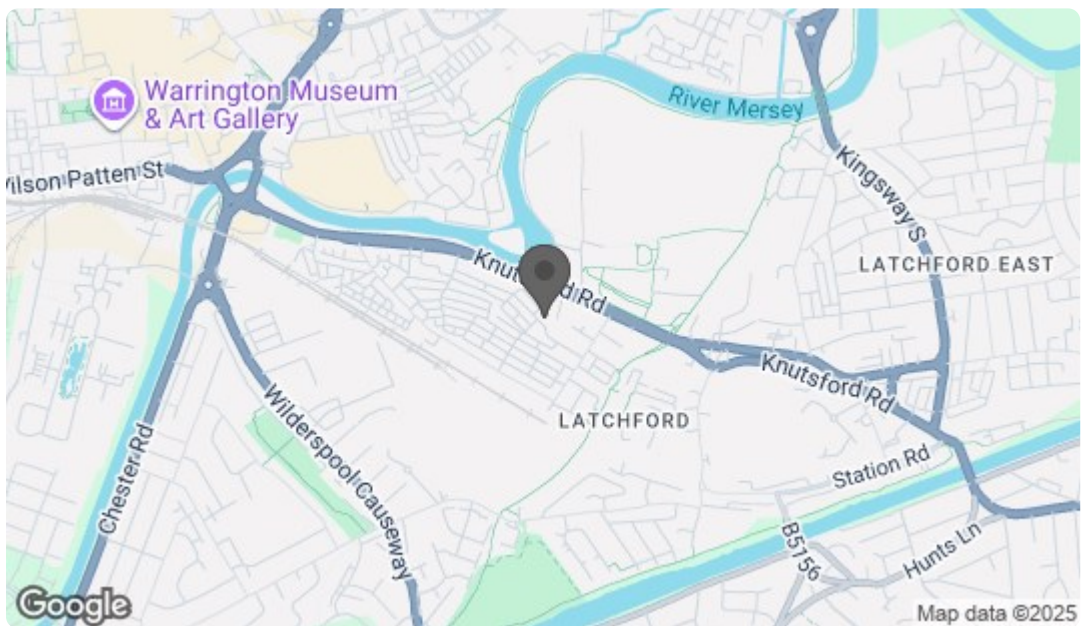
**Ground Floor**  
Approx. 47.3 sq. metres (508.8 sq. feet)



**First Floor**  
Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.1 sq. feet)



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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		