



Copeland Road, Warrington Cheshire

Semi Detached Bungalow • Large Driveway • Two Bedrooms • Modernisation Opportunity • Excellent Location • Generous Garden • Close To Local Amenities • Downsizers • Excellent Transport Links • Generous Front Garden



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Welcome to the market this attractive semi-detached bungalow, offering excellent potential for modernisation and refurbishment, all set within a highly sought-after residential area.

The property comprises a generously sized lounge, along with a bright and airy kitchen/dining room featuring ample storage and convenient access to the rear garden. There are also two well-proportioned bedrooms and a three-piece family bathroom.

With its versatile layout, generous accommodation and scope for improvement, this property presents an exciting opportunity for those looking to create a home tailored to their own tastes and requirements.



EXTERIOR

The property benefits from a generously sized rear garden, which is predominantly laid to lawn and offers plenty of scope for landscaping and improvement together with established fencing providing a good degree of privacy. This generous outdoor space offers excellent potential for creating an attractive and versatile garden to suit the new owner's needs. To the front, the property offers a low maintenance front lawn alongside ample off road parking.

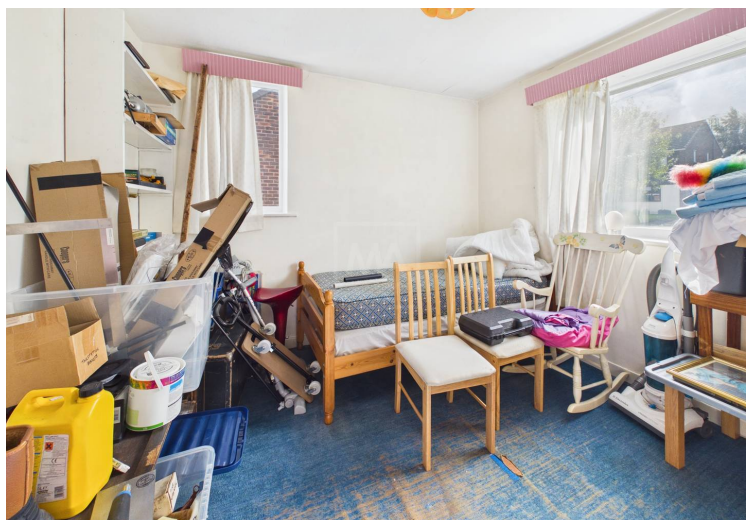
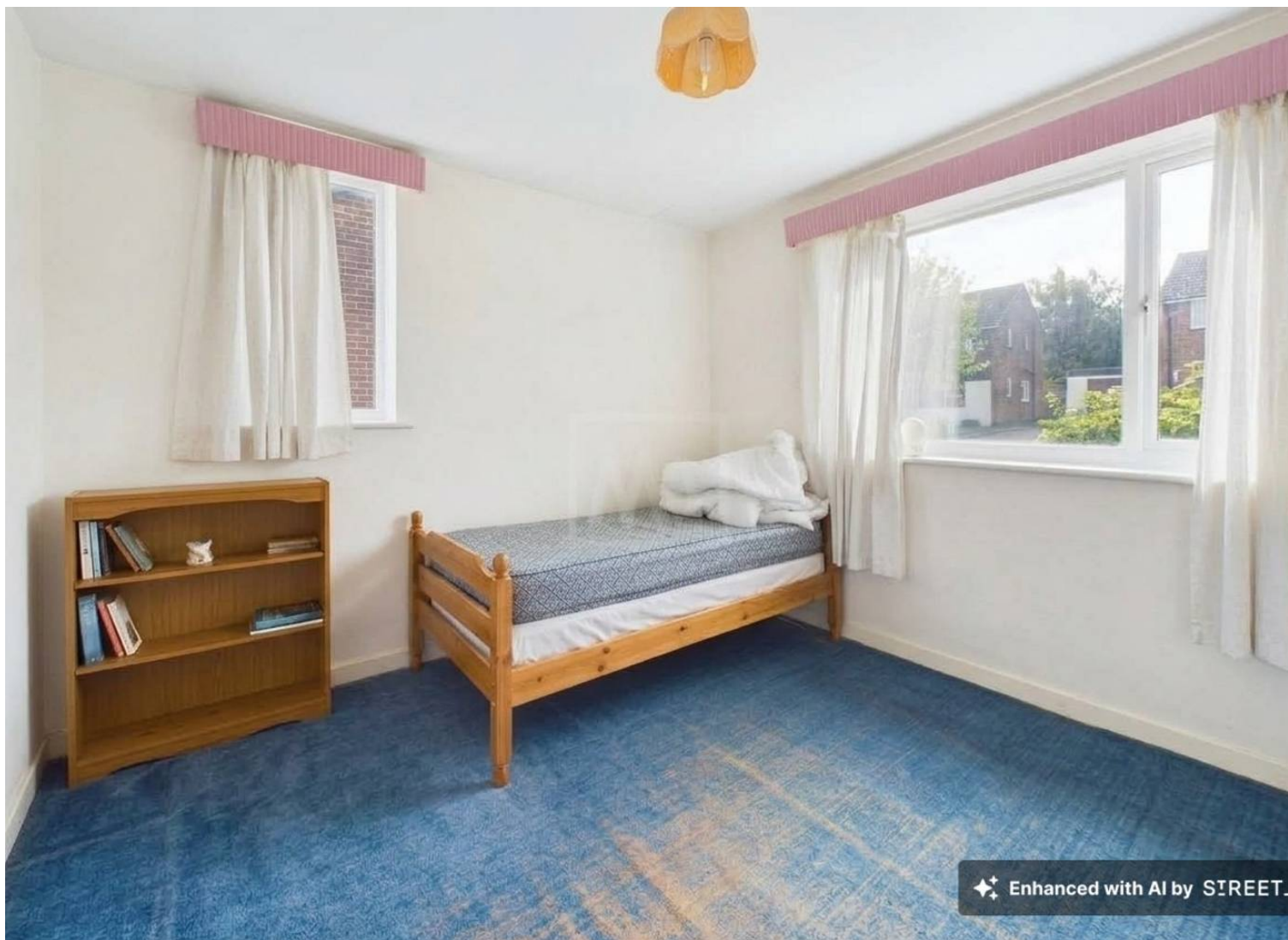


LOCATION:

Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. The park is also home to Warrington Athletic Club and hosts a weekly Parkrun open to all abilities. The village itself is home to an abundance of independent boutiques, shops and food outlets. Residents also have access to a range of gyms and fitness facilities. Latchford is well serviced by public transport and just a short drive from the M62. The area is also within close proximity to a range of great schools.

GENERAL INFORMATION:

- › Council Tax band: C
- › Tenure: Freehold

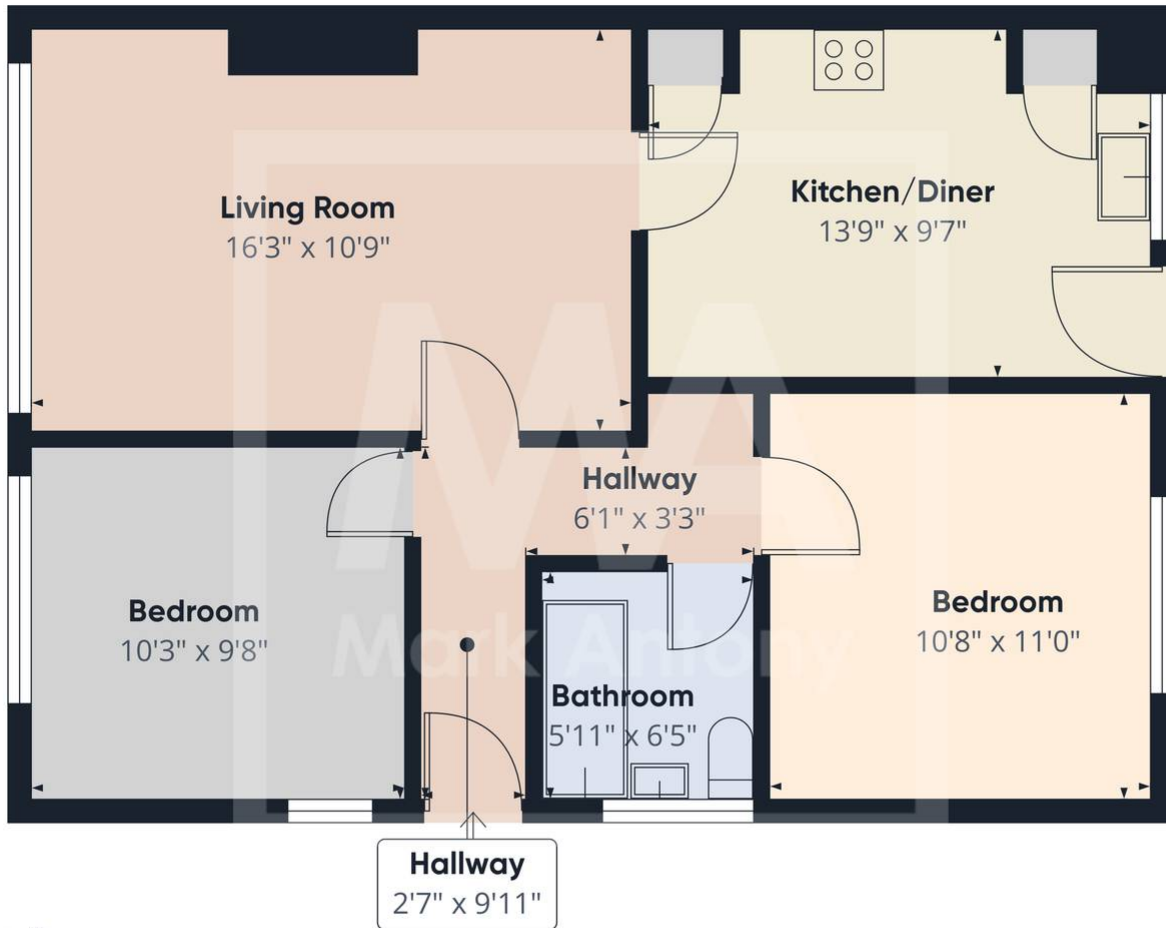




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Approximate total area⁽¹⁾
621 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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