



42 Mersey Walk , Warrington, WA4 1SY

Situated in a popular residential area of Latchford, this must see extended FIVE bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. The property features a welcoming lounge, a generous second lounge/dining room perfect for entertaining and a w/c, a well-appointed kitchen, five bedrooms, a modern family bathroom and an additional shower room, providing flexibility for busy family life. Ample storage is available throughout the home, helping to maximise space and practicality. Externally, the property benefits from an enclosed rear garden, offering an excellent space for children to play, outdoor dining and relaxing during the warmer months. Occupying a peaceful position at the end of the street, the property enjoys a quiet setting adjacent to a local park, making it an ideal location for families and those seeking a tranquil environment. Conveniently located close to local schools, shops, amenities and transport links, this fantastic family home combines generous living space with a sought-after location and must be viewed to be fully appreciated.

£325,000

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, Warrington, WA4 1SY



- Extended five-bedroom family home
- Two generous reception rooms
- Enclosed rear garden
- Excellent transport links
- Seperate shower room
- Downstairs W/C

Entrance Hall

Lounge

13'5" x 11'7" (4.09 x 3.55)

Lounge /Diner

19'10" x 12'2" (6.05 x 3.72)

WC

Storage

13'5" x 8'5" (4.10 x 2.57)

Kitchen

12'11" x 10'8" (3.96 x 3.27)

Landing

Master Bedroom

12'2" x 10'4" (3.73 x 3.16)

Bedroom Two

12'2" x 10'3" (3.72 x 3.14)

Shower Room

4'7" x 2'9" (1.41 x 0.84)

Bedroom Three

11'4" x 7'9" (3.47 x 2.37)

Bedroom Four

8'8" x 8'7" (2.66 x 2.64)

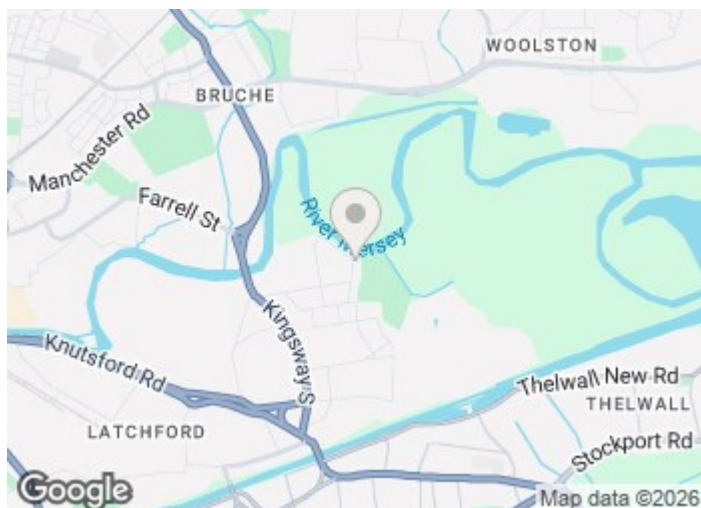
Bedroom Five

9'1" x 6'9" (2.78 x 2.08)

Family Bathroom

5'7" x 4'3" (1.72 x 1.30)

Garden



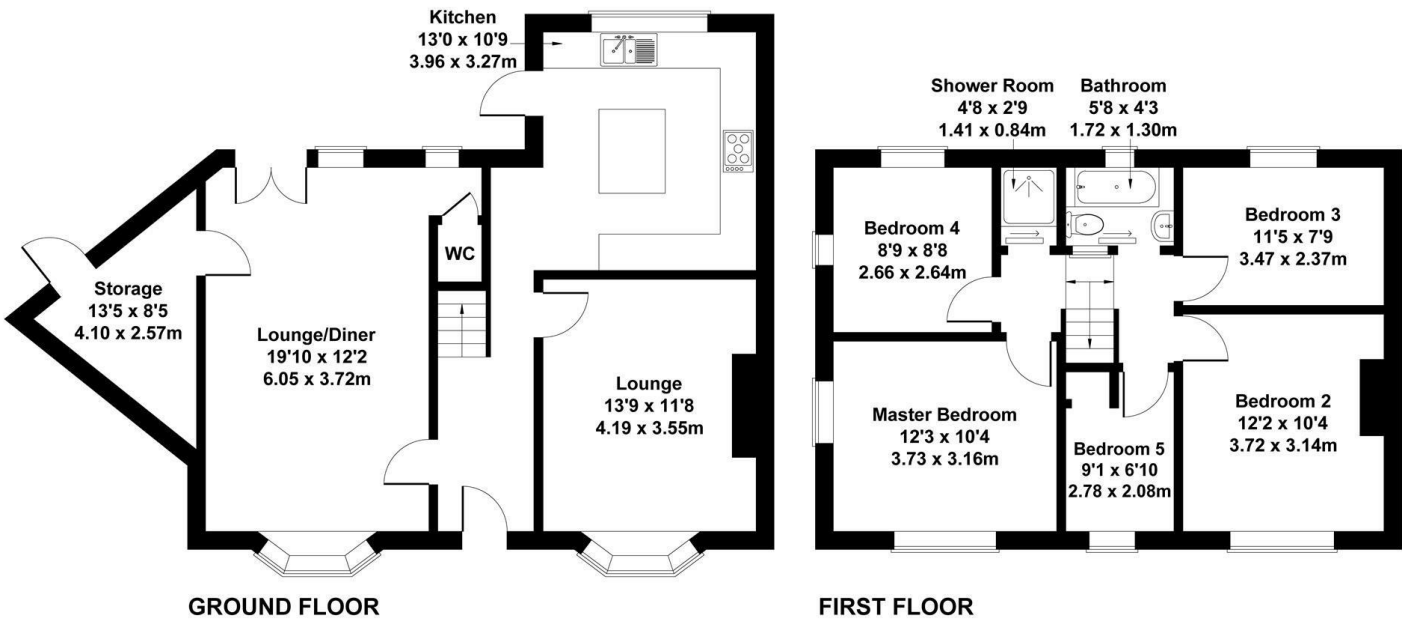
[Directions](#)



Floor Plan

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Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		