



Rennie Drive Warrington Cheshire

No Onward Chain • Three Bedroom Semi-Detached Home • Driveway Parking • Garage • Bright and Airy • Private Rear Garden • Two Bathrooms • Modern Kitchen With Integrated Appliances • Neutral Décor Throughout • Close To Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This beautifully presented three-bedroom semi-detached home is situated in a highly sought-after location, offering the perfect blend of modern style and comfortable family living. Entry is welcomed through a bright and inviting hallway, providing access to all principal rooms of the home. Positioned to the front of the property, the spacious lounge is flooded with natural light, creating a warm and comfortable setting for relaxing with family or entertaining guests. From the lounge, there is seamless access to the rear of the property, where you'll find the modern kitchen and adjoining dining area. The stylish kitchen is fitted with a range of contemporary units, integrated appliances, and ample worktop space, making it both practical and attractive for everyday living. The adjoining dining area provides plenty of space for family meals and entertaining guests, while enjoying views over the charming rear garden, creating a bright and sociable heart of the home.



Upstairs, the property offers three well-proportioned bedrooms, providing comfortable and versatile accommodation for families or those working from home. The spacious principal bedroom benefits from the added luxury of a contemporary En-suite shower room, while the remaining bedrooms are served by a modern family bathroom finished to a high standard with stylish fixtures and fittings.

GARDEN:

The rear garden has been thoughtfully designed for low-maintenance outdoor living, featuring a generous paved patio area that is ideal for alfresco dining and entertaining. A low fence subtly separates the patio from the attractive greenery beyond, creating a pleasant outlook while providing a safe and inviting space for the whole family to enjoy.



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: Leasehold
- › EPC Energy Efficiency Rating: C





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Approximate total area⁽¹⁾
955 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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