



Lockett Street, Warrington

Cheshire

Two Bedrooms • Open-Plan Living Area • Ready To Move Into • Modern Kitchen • Mid Terrace Property •
Spacious Bathroom • Low Maintenance Yard • Great Investment Opportunity • Close to Local Amenities •
Excellent Transport Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Welcome to this charming mid-terrace home, offering a wonderful blend of character, comfort and practicality. Upon entering, you are welcomed into a spacious open-plan living area, thoughtfully divided into a bright dining space at the front and a cosy lounge area to the rear, creating the perfect setting for both everyday living and entertaining.

The modern kitchen has been designed with functionality in mind, providing ample storage and worktop space, along with room for all essential appliances.

To the first floor, the property boasts two well-proportioned bedrooms. The principal bedroom is a generous double, offering plenty of space for wardrobes and additional furniture. The second bedroom is versatile and could be used as a guest room, nursery, home office or dressing room to suit a variety of lifestyles.

Completing the accommodation is a spacious family bathroom featuring a contemporary three-piece suite with a shower over the bath for added convenience.



Presented in move-in ready condition, this delightful home is perfectly suited to first-time buyers, downsizers or investors seeking a fantastic opportunity in a popular location.

EXTERIOR

The property benefits from a private rear yard, providing an ideal outdoor space to relax and enjoy the warmer months. On Street Parking is available for the property.



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 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: A
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: TBC





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



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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