Latchford



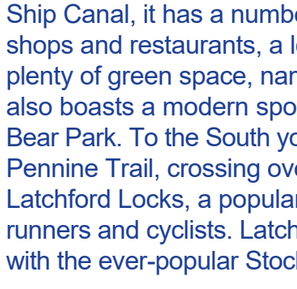
Total area: approx. 85.5 sq. metres (920.2 sq. feet)

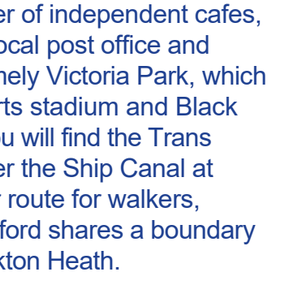


Location

Secker Avenue is a residential street located in Latchford, a suburb of Warrington. Situated between the River Mersey and the Manchester Ship Canal, it has a number of independent cafes, shops and restaurants, a local post office and plenty of green space, namely Victoria Park, which also boasts a modern sports stadium and Black Bear Park. To the South you will find the Trans Pennine Trail, crossing over the Ship Canal at Latchford Locks, a popular route for walkers, runners and cyclists. Latchford shares a boundary with the ever-popular Stockton Heath.









BEAUTIFULLY APPOINTED I GENEROUS GARDEN I OPEN PLAN DINING / KITCHEN I CLOSE TO LATCHFORD AND STOCKTON HEATH VILLAGE I MODERN KITCHEN & BATHROOM I DRIVEWAY PARKING AND GARAGE This traditional semi-detached home features a larger than average rear garden, ample off road parking with garage, modern décor throughout and well proportioned accommodation. Gas central heating and double glazing. EPC: C

£270,000

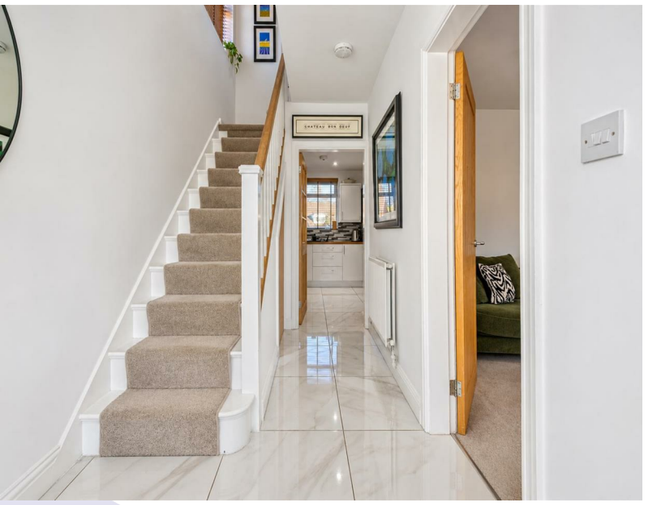
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Latchford
Secker Avenue







Accommodation
This well presented, open plan semi-detached home occupies a generous plot within close proximity to Latchford and Stockton Heath Village centres. Offering a welcoming entrance hallway with under stairs storage, open plan dining kitchen with high gloss kitchen and patio doors opening onto a larger than average rear garden. The first floor provides a stylish, recently fitted bathroom with part tiled walls, landing with loft access and three bedrooms. Externally, the property offers a double block paved driveway with garage and rear garden laid to lawn in the main with established borders and porcelain tiled patio to the rear.

Entrance Hallway
12'5" x 5'10" (3.8m x 1.8m)
Composite panelled, frosted and glazed front door set between matching adjacent full height frosted panels, opens onto a welcoming entrance hallway with marble effect tiled flooring, under stairs storage, ceiling light and metre cupboards. Stairs leading to the first floor and access to:

Dining Kitchen
16'2" x 9'10" (4.95m x 3.02m)
Continued marble effect tiled flooring leads to the open plan dining kitchen, hosting a range of matching eye and base level high gloss units complimented with heat resistant roll top wood effect worksurfaces and a tiled splashback. Housing a one and a half bowl composite sink & flexi-hose tap, four ring CDA gas hob with oven below and Chrome extractor above, further space for fridge freezer, space for washing machine and space for dishwasher. PVC Patio doors open onto the porcelain tiled walkway in turn a matching patio area. Central heating radiator and spotlighting.

Lounge
12'3" x 9'11" (3.75m x 3.04m)
PVC Double glazed window to the front elevation, central heating radiator, ceiling light, television point and internet point.

First Floor





Landing
5'11" x 5'10" (1.82m x 1.8m)
Loft access, PVC double glazed window to the side elevation and ceiling light.

Bedroom One
12'4" x 10'2" (3.76m x 3.1m)
PVC WIndow to the front elevation, central heating radiator and ceiling light.

Bedroom Two
10'2" x 10'1" (3.12m x 3.09m)
PVC Double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Three
8'8" x 5'10" (2.66m x 1.8m)
PVC Double glazed window to the front elevation, integrated double wardrobe providing hanging and shelving space, ceiling light.

Bathroom
6'10" x 5'10" (2.1m x 1.8m)
Modern three piece suite comprising panelled bath with glass shower screen and Chrome fittings, part tiled walls, Chrome ladder style central heating radiator, bespoke unit housing a porcelain sink with Chrome tapware, low level W.C, frosted PVC window to the rear elevation, spotlighting and extractor fan.

Outside
The front elevation features a block paved driveway providing ample parking and access to the garage. The rear garden features a porcelain tiled flagged walkway with matching patio area to the rear, with a garden laid to lawn with established borders and fenced boundaries.

Garage
19'10" x 8'10" (6.05m x 2.7m)
PVC Frosted and double glazed door to the rear elevation with matching adjacent panel, light, power, wall mounted 'Veissmann' combi-boiler, electric space saving roller door to the front elevation.

Tenure
Leasehold

Council Tax

Local Authority
Warrington Borough Council

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 2RE

Possession
Vacant possession upon completion.

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Strictly by prior appointment with Cowdel Clarke Estate and Lettings Agents on 01925 600200 or property@cowdelclarke.com'