



Cambrai Avenue, Warrington Cheshire

No Onward Chain • Three Bedrooms • Sought After Location • Large Garden • Spacious Living • Garage •
Driveway Parking • Ideal Family Home • Desirable Layout • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this charming home, you are welcomed by an inviting entrance hallway providing access to the accommodation beyond. To the front of the property is a bright and spacious living room, beautifully enhanced by a characterful bay window that floods the room with natural light, creating the perfect space to relax and unwind.

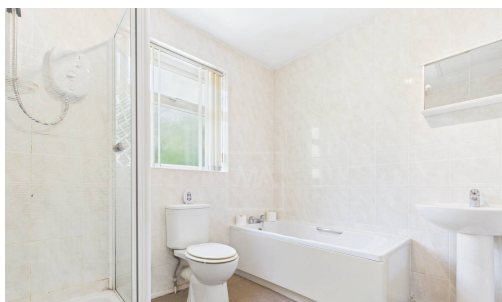
Continuing through the home, you'll find a versatile second reception room offering endless possibilities. Whether used as a family room, formal dining area, home office, or playroom, this flexible space can be tailored to suit your lifestyle. The generously sized kitchen provides ample worktop and storage space, making it ideal for preparing family meals and entertaining guests. A convenient utility area is located just off the kitchen, adding further practicality to the home. The property also benefits from an integrated garage, providing excellent storage solutions.



To the first floor, there are three well-proportioned bedrooms. The spacious principal bedroom features a charming bay window and fitted wardrobes, offering both character and functionality. The remaining bedrooms are served by a family bathroom, completing the accommodation.

GARDEN

To the rear of the property is a generously sized garden, perfect for enjoying the summer sunshine, entertaining guests, or spending quality time with family. Further enhancing its appeal, the home benefits from off-road driveway parking, offering both convenience and peace of mind.



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.

GENERAL INFORMATION

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Approximate total area⁽¹⁾
1087 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.



Warrington's Highest Rated Agent

