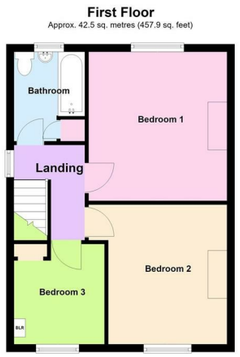
Latchford

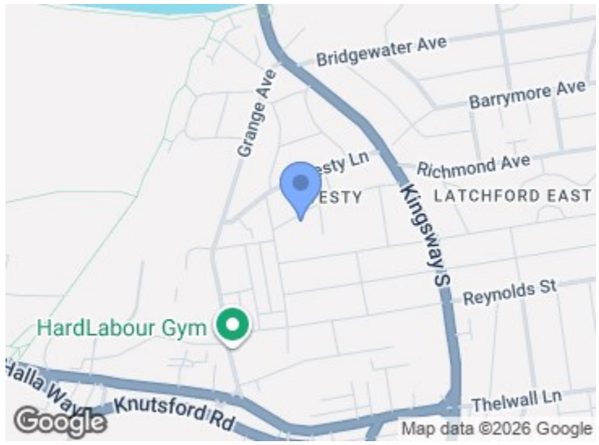


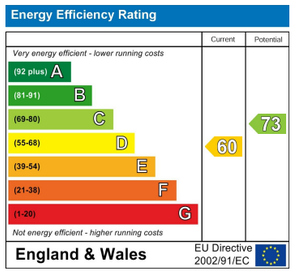
Total area: approx. 104.3 sq. metres (1123.1 sq. feet)

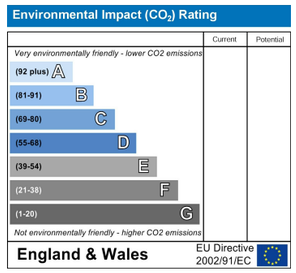


Location

Latchford is a suburb of Warrington Cheshire and lies 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 to the West.









Double Fronted Semi-Detached within GENEROUS PLOT | EXTENDED Ground Floor BEDROOM & WET-ROOM | SEPARATE Reception Rooms | SIZEABLE Rear Garden with SOUTHERLY ASPECT. Offered for sale with no onward chain, this tastefully appointed home comprises an entrance hall, lounge with views of the garden, separate dining room, fitted and an additional bedroom with wet room. Upstairs, there are three traditional bedrooms and a white bathroom suite. Gardens and off road parking.

£239,950

www.cowdelclarke.com

98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Latchford
Lindley Avenue







Accommodation
Set within an established and popular location of similar properties, this extended double fronted semi-detached house occupies a generous plot with versatile accommodation comprising an entrance hallway, lounge with a feature fireplace and 'French' doors, dining room with a traditional stone fireplace and bay window, galley style kitchen with fitted units and integrated appliances, downstairs bedroom and an en-suite wet-room. Upstairs, there is the landing, two double bedrooms and a further single complete with a three piece bathroom. Externally, there is a well proportioned garden predominantly laid to lawn benefitting from a southerly aspect whilst to the front, there is a gravelled and paved driveway adjacent to the garden.

Ground Floor

Entrance
Gas meter cupboard set adjacent to a flagged step and PVC double glazed front door leading to the:

Hall
14'4" x 5'7" (4.39m x 1.72m)
Staircase to the first floor with storage below housing the electric consumer unit and meter, frosted double glazed window to the front and a central heating radiator.

Lounge
13'3" x 12'3" (4.05m x 3.75m)
A bright and airy room with PVC double glazed 'French' doors opening out onto the patio garden, in addition to a hole in the wall fireplace featuring a living flame coal effect gas fire with marble surround and matching raised hearth.

Dining Room
12'9" x 12'3" (3.89m x 3.75m)
Traditional stone faced open fireplace and chimney breast featuring a matching sloped hood, dark wood mantle shelving, recessed side alcoves and a matching hearth. PVC double glazed bay window overlooking the front and a central heating radiator.

Kitchen
13'3" x 5'6" (4.06m x 1.70m)
Fitted with a range of matching base, drawer and full height units including a four ring gas hob with an illuminated extractor above, oven, grill and fridge/freezer. Stainless steel, single sink drainer unit with mixer tap set in a work surface with splashback tiling, inset lighting, spotlights, PVC double glazed door opening onto the side patio, PVC double glazed window overlooking the rear garden and a central heating radiator.





Bedroom Four
11'0" x 9'11" (3.37m x 3.04m)
Avery useful addition laminate flooring, PVC double glazed window overlooking the front, ceiling coving, loft access and a central heating radiator.

En-Suite Wet Room
7'0" x 6'6" (2.14m x 2.00m)
This wet room opens seamlessly from the ground floor bedroom and includes a 'Triton' thermostatic shower with retractable head, wash hand basin and a low level WC. Fully tiled walls, vinyl flooring, central heating radiator, PVC frosted double glazed window to the rear and a central heating radiator.

First Floor

Landing
8'2" x 6'4" (2.49m x 1.95m)
PVC double glazed window overlooking the side elevation.

Bedroom One
12'7" x 11'7" (3.85m x 3.54m)
PVC double glazed window overlooking the rear elevation and a central heating radiator.

Bedroom Two
11'11" x 11'8" max (3.64m x 3.56m max)
PVC double glazed window overlooking the front and a central heating radiator.

Bedroom Three
8'1" x 7'11" (2.48m x 2.42m)
Built-in wall alcove, laminate flooring, PVC double glazed window overlooking the front and a 'Worcester 28 CDi Compact ErP' condensing combi boiler and a central heating radiator.

Bathroom
7'9" x 6'3" (2.38m x 1.91m)
Modern white suite with chrome fittings including a panelled bath with a thermostatic shower above, pedestal wash hand basin and a low level WC. Storage cupboard, fully tiled walls, spotlights, vinyl flooring, loft access, PVC frosted double glazed window to the rear aspect and a central heating radiator.

Outside
Highlighting a southerly aspect to the rear, the back garden is generous in size predominantly laid to lawn combined with a flagged patio accessed from the lounge and a further one at the end of the garden providing an ideal hardstanding for sheds. Raised gravelled borders, fruit tree, bushes and external lighting. The front includes a combined gravel and flagged drive with a similar low maintenance garden featuring an artificially grassed area set behind a low stone wall.

Tenure
Freehold.

Council Tax
Band 'C' - £2,136.03 (2026/2027)

Local Authority
Warrington Borough Council.

Services
No tests have been made of mains 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 1QB

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. Video Tours can be viewed prior to a physical inspection.