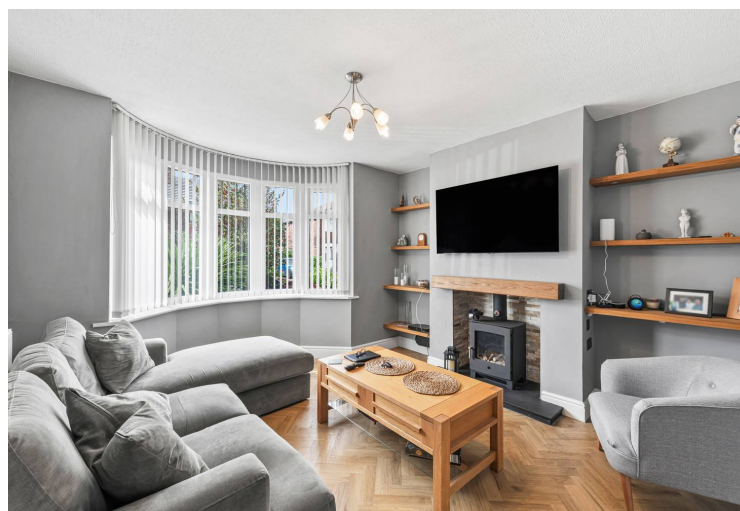




Derwent Road, Warrington Cheshire

Semi Detached • Three Bedrooms • Freehold Title • Generous Garden • Close To Local Amenities • Ample Parking And Detached Garage • Three Reception Rooms • Excellent Location • Fitted Log Burner • Excellent Transport Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside and you are welcomed by a bright and airy hallway, leading through to the inviting lounge. A generous bay-fronted window floods the room with natural light, while the fitted log burner provides a cosy focal point and creates a warm, welcoming atmosphere. Continuing through the home, the second reception room offers a striking fireplace and sliding doors opening into the sunroom. Enjoying lovely views over the garden, this versatile space seamlessly connects the indoors with the outdoors, making it ideal for both relaxing and entertaining.

Completing the ground floor is a generously sized kitchen, fitted with a range of sleek cabinetry that provides ample storage and plenty of worktop space. Upstairs, the property continues to impress with three well-proportioned bedrooms. Bedrooms one and two benefit from built-in wardrobes, while bedroom two is further enhanced by a striking bay window. The accommodation is completed by a stylish three-piece family bathroom, serving all three bedrooms.



EXTERIOR

The property benefits from a beautifully established, generously proportioned rear garden with sunny aspects all day, offering an excellent balance of lawned and paved areas. A spacious patio provides the perfect setting for outdoor dining and entertaining, with plenty of room for seating and enjoying during the warmer months. The garden is enclosed by mature hedging and timber fencing, creating a good degree of privacy and a pleasant, secluded feel. A pathway leads through the garden, while raised borders and established planting add colour and interest. The garden also benefits from access to the detached garage, offering excellent potential for use as a home office, hobby room, gym or additional storage. To the front, the property benefits from excellent curb appeal alongside ample off road parking.



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 including two major train stations and just a short drive from the M62.

GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Tel: 01925 267070

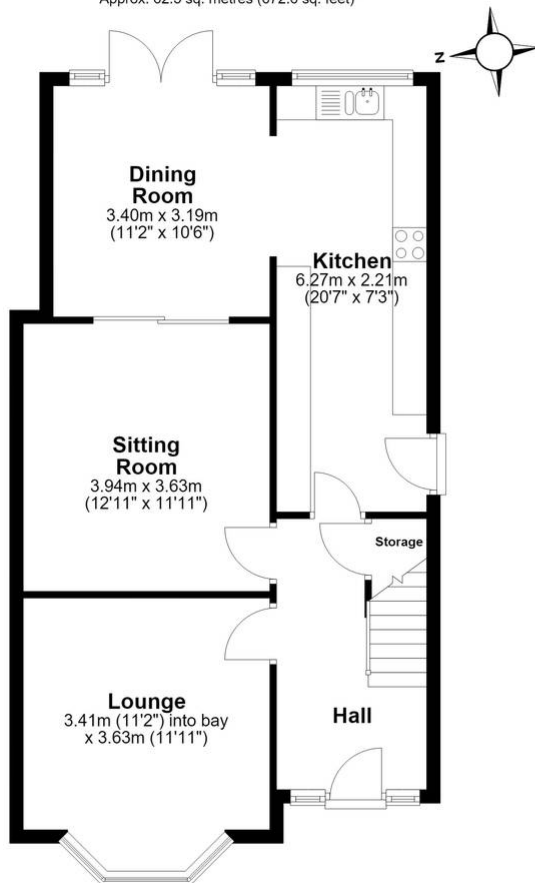
Web: www.MarkAntonyEstates.com

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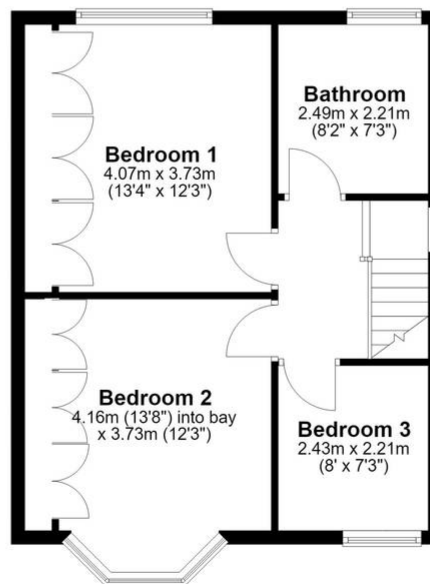
Ground Floor

Approx. 62.5 sq. metres (672.6 sq. feet)



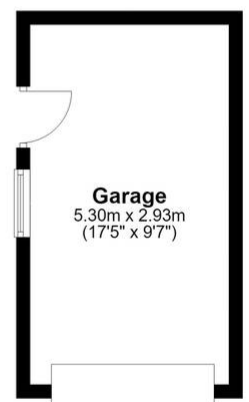
First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 15.5 sq. metres (167.2 sq. feet)



Main area: Approx. 108.3 sq. metres (1165.4 sq. feet)

Plus garages: approx. 15.5 sq. metres (167.2 sq. feet)

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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