



## Marbury Street, Latchford Warrington

Two Bedroom Terrace • Tenant in Situ • Investment Opportunity • Walking Distance to Town Centre • Close to Amenities • Rear Yard • Modern Kitchen • Double Bedrooms • Excellent Travel Links • Integrated Appliances



**Mark Antony**  
SALES & LETTING AGENTS

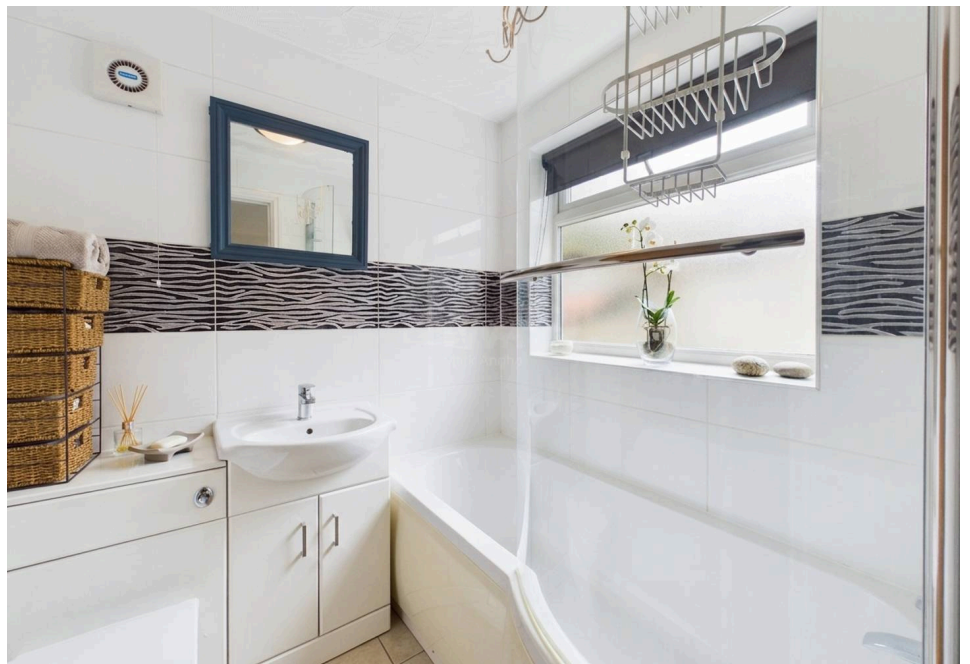


## INTERIOR

### Fantastic Investment Opportunity – Tenant in Situ

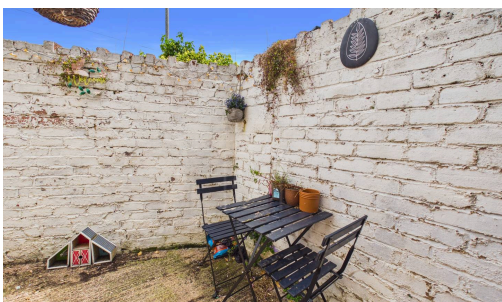
This well-presented two-bedroom terraced property is ideally located within walking distance of the town centre, making it an excellent investment opportunity.

The property opens into a charming living room, complete with a log-burning fire that creates a warm and cosy atmosphere. This leads through to a stunning, modern kitchen featuring an island with seating and integrated appliances. A contemporary family bathroom is also located on the ground floor, fitted with a shower over the bath. Upstairs, accessed via an enclosed staircase which can be closed off for added privacy and comfort, are two beautifully decorated double bedrooms.



## GARDEN

The property features a rear yard, offering a welcoming space to enjoy the sun and there is space to park outside the front.



## LOCATION

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: D





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### 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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