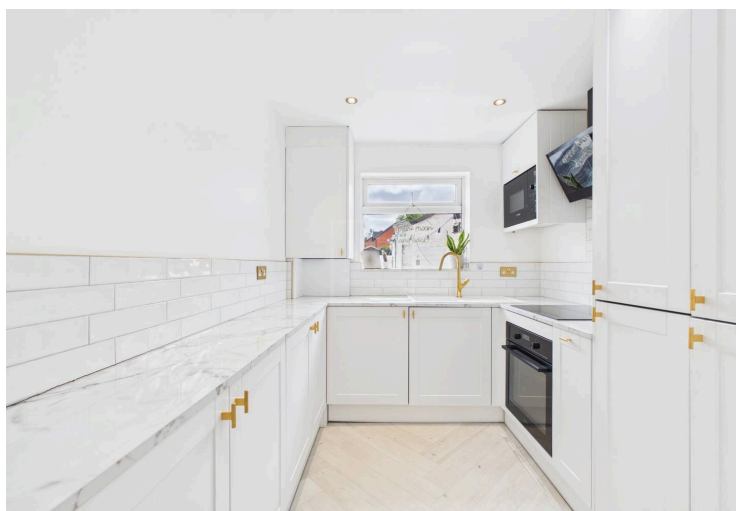
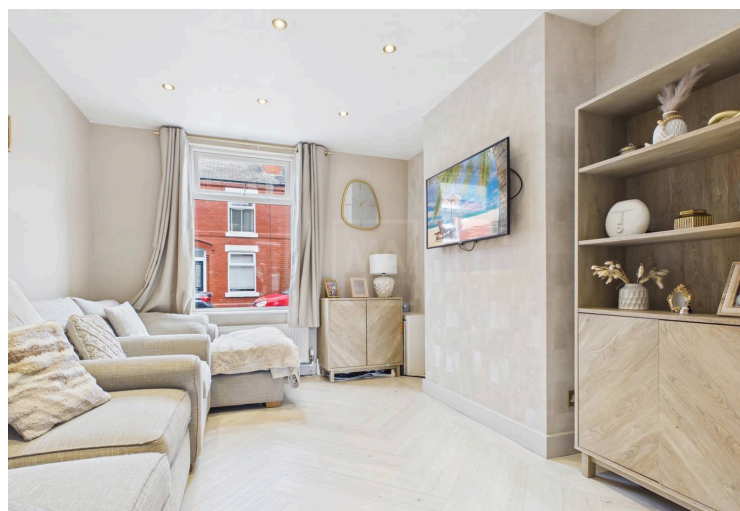
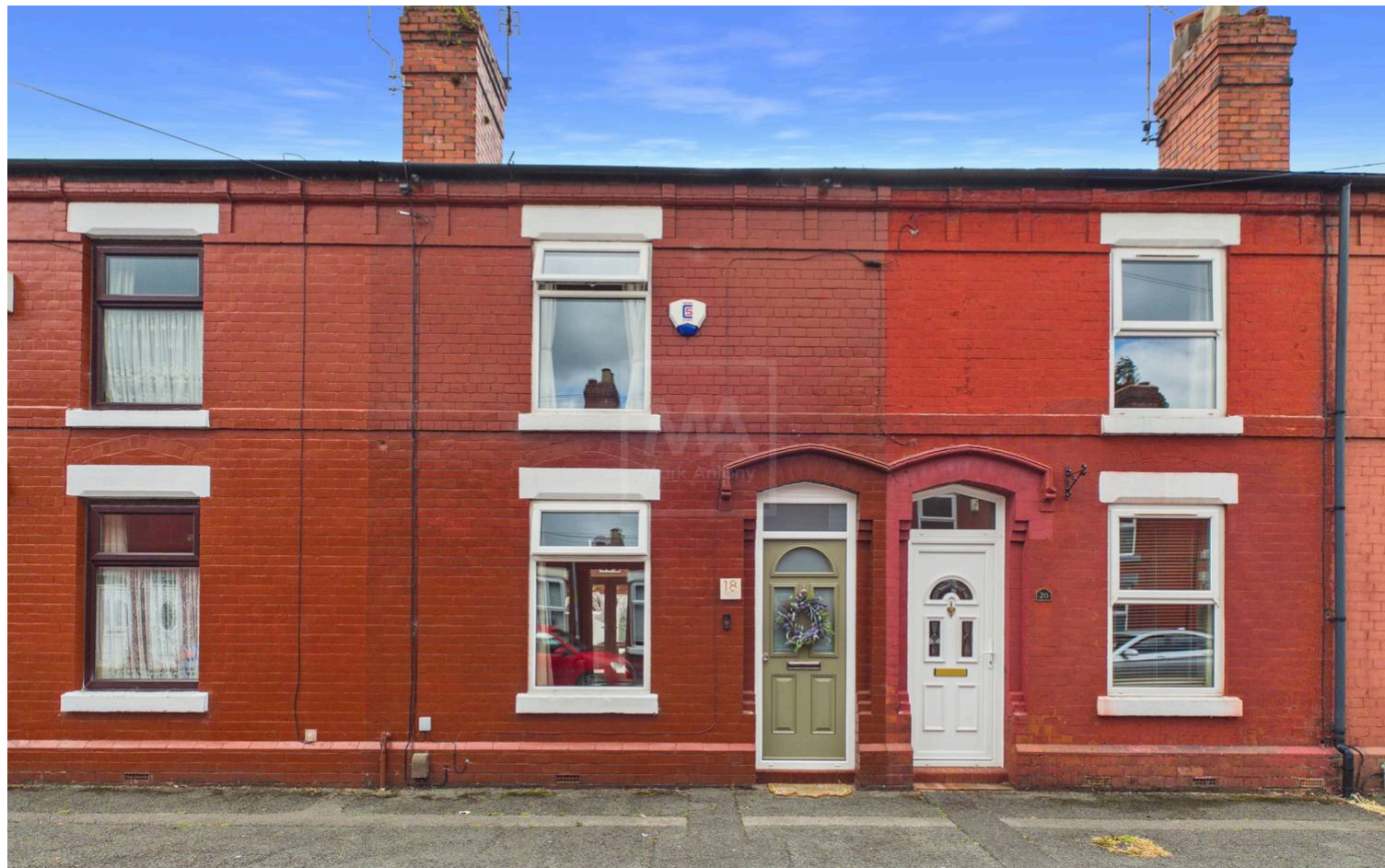




18 Frederick Street, Warrington

£205,000 Freehold

First Time Buyers • Two Bedrooms • Modern Interiors • Spacious Living • Integrated Appliances • Light And Airy
• Freehold Title • Move In Ready • Desirable Location • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by an inviting entrance hallway that provides access to the impressive accommodation beyond. The first room you encounter is the spacious living room, which flows seamlessly into the conveniently positioned dining room. Both spaces are filled with natural light, creating the perfect setting for relaxation and quality family time.

Following the natural flow of the home, you will find the modern kitchen, featuring sleek finishes and integrated appliances. This well-designed space makes preparing home-cooked meals both simple and enjoyable.

Ascending to the first floor, you will discover two generously sized bedrooms, each offering a peaceful and private retreat for rest and relaxation. Completing the accommodation is a beautifully presented three-piece family bathroom.



GARDEN

To the rear of the property is a well-maintained garden, perfect for enjoying the warm summer sunshine and hosting family gatherings. A terrace area further enhances the outdoor space, providing an ideal setting for relaxation and entertaining.

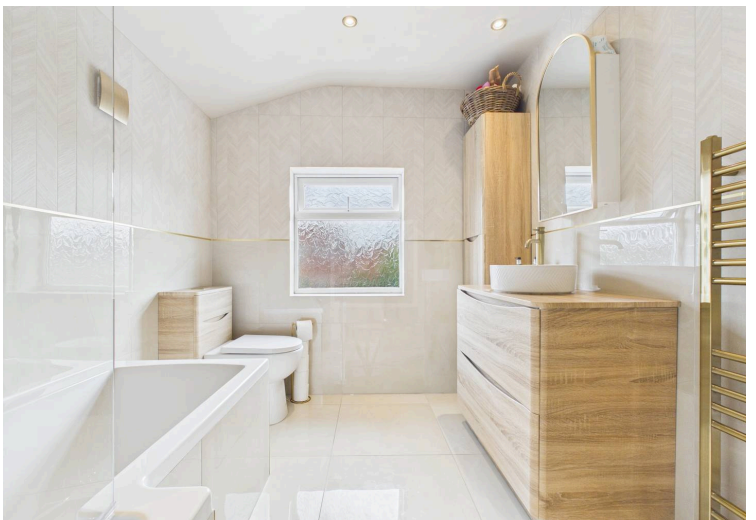


LOCATION

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. The area is also within close proximity to a range of great schools.

GENERAL INFORMATION

- › Council Tax band: A
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





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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.



Warrington's Highest Rated Agent

