



Giles Drive, Warrington Cheshire

Townhouse • Three Bedrooms • Excellent Location • Four Piece Bathroom Suite • Generous Garden • Open Plan Kitchen Diner • Allocated Parking • Close To Local Amenities • Juliette Balcony • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Accessed via a bright and welcoming entrance hallway, the property leads through to a generously proportioned kitchen and dining area. The contemporary kitchen is fitted with a sleek range of cabinetry, providing ample storage and workspace, complemented by a selection of integrated appliances. The adjoining dining area flows seamlessly from the kitchen, creating a versatile space ideal for both everyday dining and entertaining. The ground floor is further enhanced by French doors opening onto the rear garden, alongside a separate utility room and convenient W.C.

To the first floor, the spacious lounge features a Juliet balcony, allowing an abundance of natural light to flood the room and creating a bright and airy atmosphere. This floor also offers a further bedroom, currently utilised as a stylish and practical home office.

The top floor is home to two additional bedrooms, both benefiting from built-in wardrobes, alongside a modern four-piece bathroom suite, completing this well-proportioned and versatile family home.



EXTERIOR

The property benefits from a generously sized, private rear garden, featuring a large lawned area with low-maintenance artificial grass. A paved patio area immediately adjoining the property provides an ideal space for outdoor dining and entertaining, with French doors creating a seamless connection to the house. Enclosed by fencing, the garden offers a good degree of privacy and provides plenty of space for families, children or those looking to enjoy outdoor living. The property is further enhanced by allocated 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. 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: C
- Tenure: Leasehold
- EPC Energy Efficiency Rating: TBC

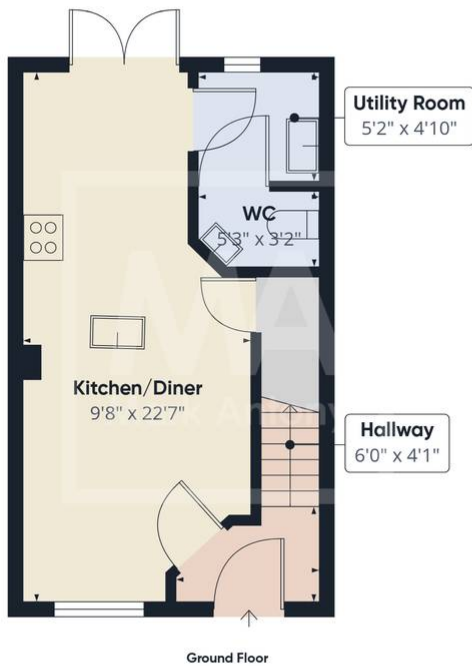




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Approximate total area⁽¹⁾
797 ft²

(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.



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