

# Latchford



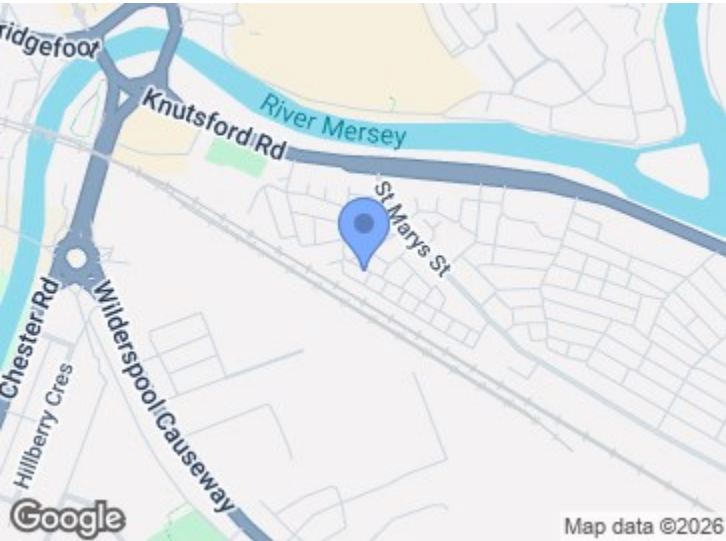
TWO DOUBLE BEDROOMS | EXCELLENT TRANSPORT CONNECTIONS | SHORT WALK INTO STOCKTON HEATH & WARRINGTON TOWN CENTRE | Occupying a popular residential location this two bedroom terrace comprises a fitted kitchen and shower room, UPVC double glazing, and gas central heating. To the first floor, there are two double bedrooms and a yard to the rear.

£150,000

Tel: 01925 600 200

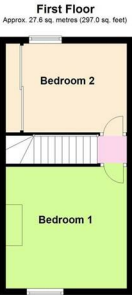
### Location

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.



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |
|                                             |  | 65      | 82        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |



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# Latchford

## Marbury Street



### Lounge

12'1" x 12'1" (3.704 x 3.685)

### Dining Room

12'0" x 12'0" (3.6686 x 3.669)

### Kitchen

8'3" x 6'1" (2.516 x 1.869)

### Rear Porch

2'9" x 6'9" (0.851 x 2.082)

### Kitchen

8'0" x 6'0" (2.452 x 1.846)

### Bedroom One

12'1" x 12'0" (3.707 x 3.665)

### Bedroom Two

9'0" x 10'11" (2.747 x 3.352)

### Outside

### Tenure

Leasehold

### Council Tax

Tax band 'A'. £1602.02 as per 2026/2027

### Local Authority

Warrington Borough Council

### Services

No tests have been made of main 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 1BW

### Possession

Vacant possession upon completion

### Viewing

Strictly by prior appointment with Cowdel Clarke Estate and Lettings Agents on 01925 600200 or [property@cowdelclarke.com](mailto:property@cowdelclarke.com)

