



## Powder Mill Road, Warrington

### Leasehold

No Onward Chain • Three Bedrooms • Three Storey Modern Living • Driveway Parking • Integral Garage • Open Plan Living • Close To Amenities • Three Bathrooms • Great Transportation Links • Move In Ready Feel



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Entry to the property is granted via the hallway providing easy access to all areas of this home. The ground floor features a spacious bedroom and modern wc/shower room offering excellent flexibility for a variety of living arrangements. This thoughtfully designed layout is ideal for those seeking the convenience of ground floor living, while also providing perfect accommodation for elderly relatives, guests, or multi-generational family living. Ascending to the first floor, you are welcomed into the main living accommodation. This level boasts a spacious open-plan living and dining area, perfectly positioned with easy access to the kitchen, creating an ideal space for both relaxing and entertaining. The living area is bright and airy, offering ample room for a variety of furniture layouts, while large windows allow natural light to flood the space throughout the day. The contemporary kitchen is stylishly finished and fitted with a range of integrated appliances, combining practicality with modern design. The top floor is home to the two remaining bedrooms and the family bathroom.



## INTERIOR:

Bedroom One serves as an impressive principal suite, featuring multiple windows that create a wonderfully bright and airy atmosphere. Generously proportioned, the room also benefits from a stylish private en-suite shower room. The remaining bedroom is equally well-sized, offering a comfortable and peaceful retreat. Completing the top floor is a modern family bathroom, finished to a contemporary standard.

## GARDEN:

The garden offers a peaceful outdoor retreat, beautifully enhanced by lush greenery and a variety of established plants that create a private and tranquil setting. A small paved patio provides the perfect space for outdoor seating, ideal for enjoying warmer days or relaxing evenings surrounded by attractive natural surroundings.



## 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: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: tbc





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Approximate total area<sup>(1)</sup>  
1035 ft<sup>2</sup>

(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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