

Hewitt Street Warrington, Cheshire

Two Double Bedrooms • Spacious Terrace • Wet Room Downstairs • Yard Area with Storage • Investment Opportunity • Large Dining Room • Abundance of Potential • Close to Amenities • No Chain • Double Glazed Windows



Mark Antony
SALES & LETTING AGENTS



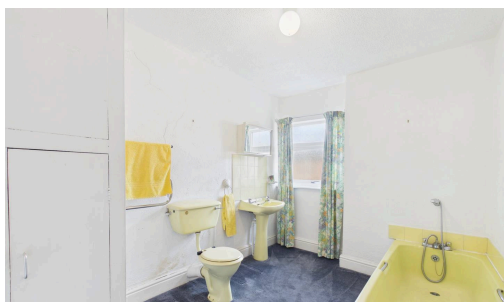
INTERIOR

Offered with no onward chain, this property presents an excellent opportunity. As you enter the property, you are greeted by a separate hallway that leads into the lounge. This inviting space is perfect for relaxing and unwinding after a long day. Continuing through the home, you will find a spacious dining area, which can also be used as an additional reception room if preferred. The generous layout provides a wonderful setting for hosting family and friends, and this room also benefits from useful storage space located under the stairs. The kitchen offers all existing appliances will remain with the sale. Completing the ground floor is a convenient wet room, ideal for guests or for anyone who may find the stairs challenging. Upstairs, the main bedroom sits at the front of the property and benefits from generous proportions, high ceilings and a large window that allows plenty of natural light to fill the room. Along the landing you will find the second bedroom, followed by a well sized family bathroom.



EXTERIOR

The property benefits from a rear yard, providing a lovely space to sit out and enjoy the warmer months. There is also an outbuilding that offers useful storage space along with a functioning outside WC. Parking for the property is available on the street.

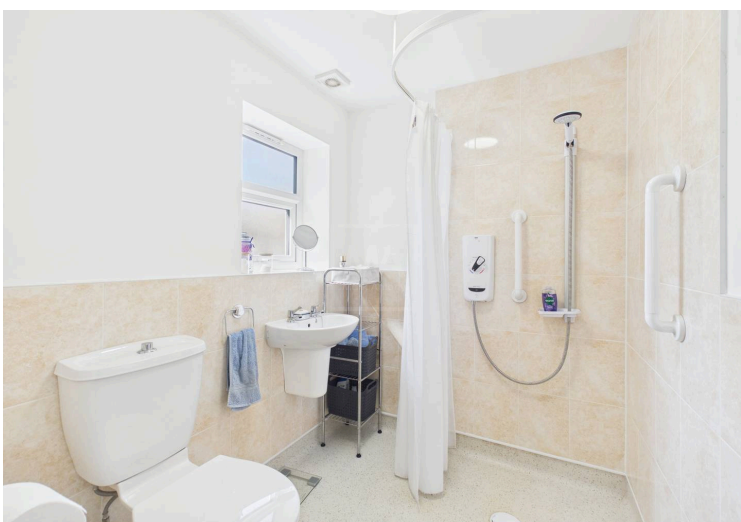


LOCATION

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 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: Leasehold
- › EPC Energy Efficiency Rating: TBC





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



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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