



Rock Road, Warrington Cheshire

Three Bedrooms • Move In Ready • Modern Kitchen And New Bathroom Fitted • Excellent Location • No Onward Chain • Generous Outdoor Space • Close To Local Amenities • Ideal Opportunity • Ample Transport Links Nearby • First Time Buyers And Investors



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering the property, you are welcomed by a bright and airy entrance hall that leads through to a generously proportioned lounge. Bathed in natural light, this inviting reception room features an attractive fireplace, creating a warm and cosy focal point.

To the rear of the property is a stylish, modern kitchen, fitted with a range of sleek cabinetry providing ample storage and generous worktop space. Integrated appliances and direct access to the rear garden make this a practical and appealing space for everyday living. Adjacent to the kitchen is a contemporary three-piece bathroom suite, finished to a high standard.

The first floor continues to impress, offering three well-proportioned bedrooms, each enjoying an abundance of natural light. The principal bedroom is further enhanced by built-in storage, adding both convenience and functionality. Altogether, this is a beautifully presented home, perfectly suited to a range of buyers.



EXTERIOR

Externally, the property benefits from a low-maintenance, enclosed rear courtyard, providing a private outdoor space ideal for relaxing or entertaining. A covered seating area offers a practical sheltered space for year-round enjoyment, while a detached brick-built outbuilding provides useful storage or workshop potential making this a highly practical outdoor space.



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: A
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D

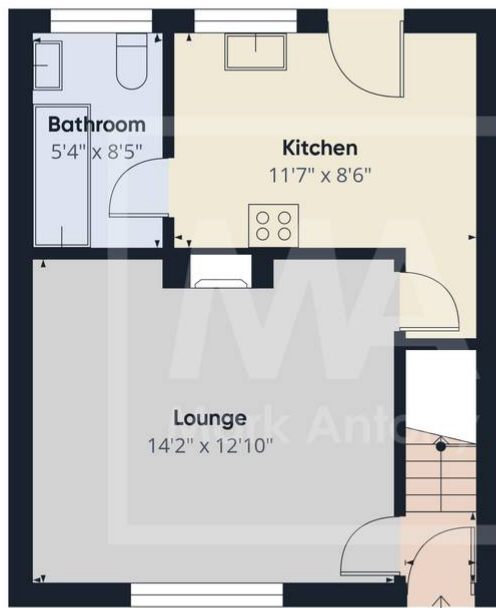




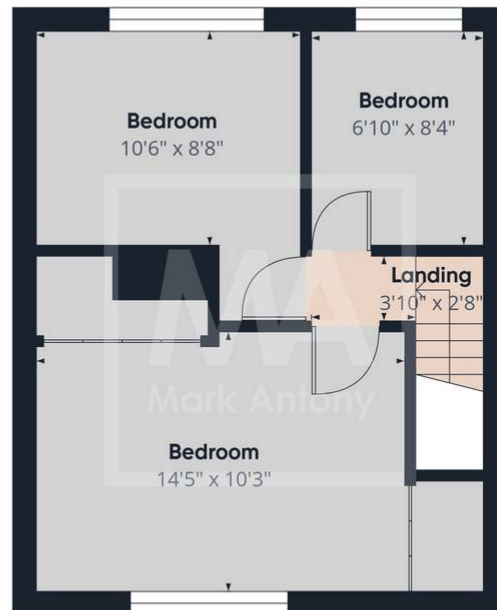
Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Ground Floor



Floor 1



Approximate total area⁽¹⁾
716 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.



Warrington's Highest Rated Agent

