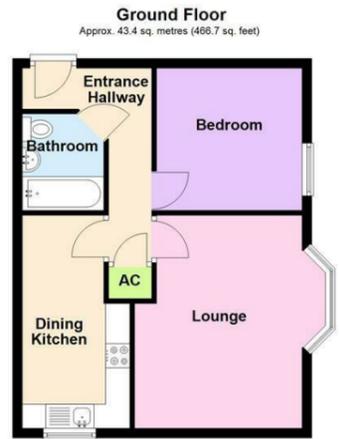


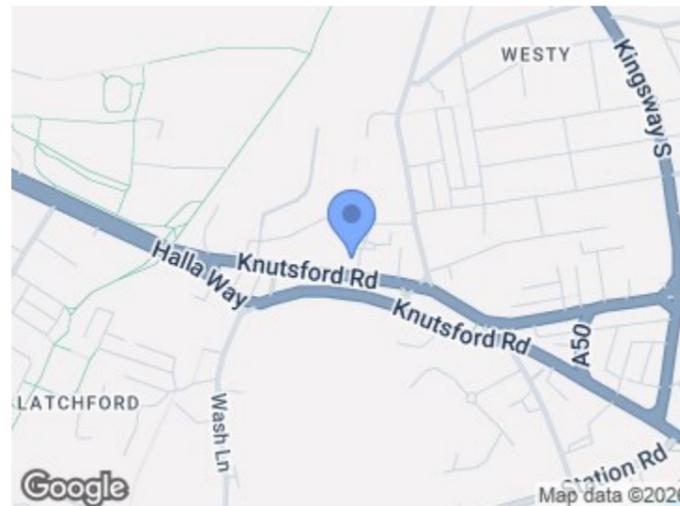
Latchford



Total area: approx. 43.4 sq. metres (466.7 sq. feet)

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	68		82
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

CONVENIENT LOCATION WALKING DISTANCE TO LATCHFORD VILLAGE I WELL PRESENTED THROUGHOUT I ONE BEDROOM I COMMUNAL PARKING. Set within this popular development walking distance to Latchford Village, this spacious ground floor apartment offers stylish accommodation throughout. Comprising entrance hallway, lounge with bay window, contemporary dining kitchen, double bedroom and bathroom. This property is further complimented with PVC double glazing and electric heating throughout with ample communal parking.

£90,000



www.cowdelclarke.com

Tel: 01925 600 200

Latchford

The Old Quays



Accommodation

Ground Floor

Communal Entrance Hall

17'10" x 10'3" (5.45m x 3.14m)

Staircase to the upper floors and an electric wall heater.

Communal Inner Hall

11'8" x 10'3" (3.57m x 3.13m)

Electric meter cupboard and lighting.

Apartment Entrance Hall

13'2" x 7'10" max (4.03m x 2.39m max)

Storage cupboard, airing cupboard housing the water tank, laminate flooring, intercom system and an electric consumer unit.

Lounge

14'3" x 13'7" max (4.36m x 4.16m max)

PVC double glazed window to the rear elevation and an electric wall heater.

Dining Kitchen

14'5" x 7'3" (4.40m x 2.23m)

Fitted with a range of base, drawer and eye level units complemented with integrated appliances including a four ring electric hob, oven and grill with an illuminated extractor fan above. Stainless steel, single sink, drainer unit with mixer tap set in a granite style, heat resistant, roll edge work surface with tiled splashback. Laminate flooring, PVC double glazed window to the front elevation and an electric wall heater.

Bedroom One

9'10" x 9'7" (3.01m x 2.94m)

PVC double glazed window to the rear elevation and an electric wall heater.

Bathroom

6'5" x 5'6" (1.98m x 1.69m)

Panelled bath with a thermostatic shower above and curtain, pedestal wash hand basin with splash back tiling and a low level WC. Tile effect vinyl flooring with part tiled walls, part tiled walls, wall heater and an extractor fan.

Outside

Communal parking.

