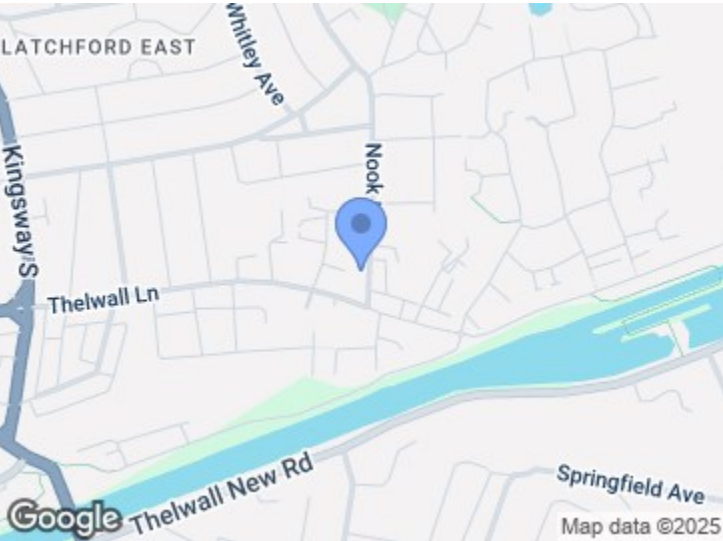




Location

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	

80	
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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Warrington



BEAUTIFULLY APPOINTED HOME | REPLACEMENT BATHROOM | RE-FURBISHED KITCHEN | LANDSCAPED GARDEN. This well proportioned modern home will not disappoint offers accommodation comprising an entrance hall, lounge, dining kitchen, WC, whilst to the first floor there are three bedrooms and a bathroom. Gardens and off road parking.



www.cowdelclarke.com

£250,000

Tel: 01925 600 200

Warrington Nook Lane



Having been in our clients' ownership since new, this modern home has been significantly improved over recent times including but not limited to a kitchen overhaul with specifically a new 'Composite' sink unit, work surface and replacement doors, new bathroom suite, landscaping of the rear garden to include a useful patio and lawned garden with raised borders. decoration and part boarding of the loft with a pull-down ladder.

The beautifully appointed larger than expected accommodation comprises an entrance canopy, hall with the staircase to upstairs, generous lounge, super sized dining kitchen, understairs cloaks and storage, WC, good size landing with storage cupboard, three bedrooms and a fantastic bathroom. Landscaped gardens (as mentioned earlier) and off road parking.

Accommodation

Ground Floor

Entrance Canopy
Courtesy wall lighting.

Entrance Hall

5'6" x 4'11" (1.68m x 1.51m)

Accessed through a 'Composite' front door with a frosted double glazed panel inset, laminate flooring, staircase to upstairs, double central heating radiator and the electric consumer unit.

Lounge

14'11" x 12'8" (4.55m x 3.87m)

Continuation of the laminate flooring, fixed floating cabinet, PVC double glazed window to the front elevation and a double central heating radiator.

Dining Kitchen

16'1" x 13'11" (4.92m x 4.25m)

Contemporary range of matching base, drawer and eye level units finished in a soft green colour with matt black fixings. Complementing the kitchen are integrated appliances including a four ring gas hob with an electric oven below and an illuminated chimney extractor above, in addition, to spaces for a tall fridge/freezer, washing machine and dishwasher. One and a half 'Composite' sink unit and drainer with a matt black mixer tap set in a sparkly granite effect work surface, spot lights, wood effect cushioned vinyl flooring, PVC double glazed window overlooking the rear garden and a 'Composite' double door leading into the garden. Double and single central heating radiators, extractor fan, all complete with an understairs cupboard providing useful storage, space for the dryer and a cloaks facility.



Bathroom

6'9" x 6'4" (2.08m x 1.95m)

Recently installed replacement bathroom featuring an 'L' shaped panelled bath with a thermostatic shower above with both 'rain-shower' and extendable heads and screen, wash hand basin with mixer tap set on a vanity unit with cupboard storage below and splash back tiling all complete with a low level WC. Wood effect cushioned vinyl flooring in a 'Herringbone' design, chrome ladder heated towel rail, part tiled walls, PVC frosted double glazed window to the rear elevation, extractor fan and a shavers point.

Outside

The landscaped fenced rear garden enjoys a pleasant atmosphere with a lawned main garden with well stocked borders, timber shed and a stone flagged patio ideal for the hardstanding of garden furniture complete with gate access along the side elevation and a cold water tap. The front includes off road parking and path to the front and along the side.

Tenure

Freehold.

Service Charge

£0.38 Per Month Payable to 'Taurus Homes'.

Council Tax

Band 'B' - £1,742.09 (2025/2026)

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 1AS

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.



WC.

5'8" x 4'4" (1.74m x 1.33m)

Two piece white suite including a pedestal wash hand basin with splash back tiling and a low level WC, continuation of the wood effect cushioned vinyl flooring and a central heating radiator.

First Floor

Landing

12'4" x 6'11" (3.76m x 2.13m)

Storage cupboard providing shelving storage and loft access with a pull-down ladder and part boarding.

Bedroom One

15'0" x 9'0" (4.59m x 2.75m)

PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

13'9" x 8'9" (4.20m x 2.69m)

PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

9'4" x 6'9" (2.85m x 2.07m)

PVC double glazed window to the front elevation and a central heating radiator.