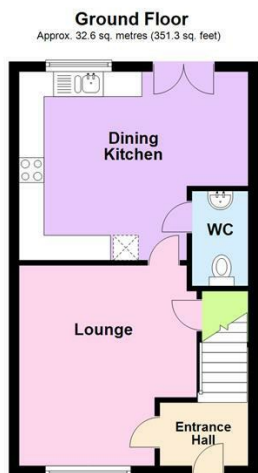
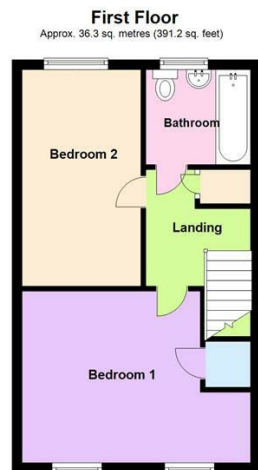


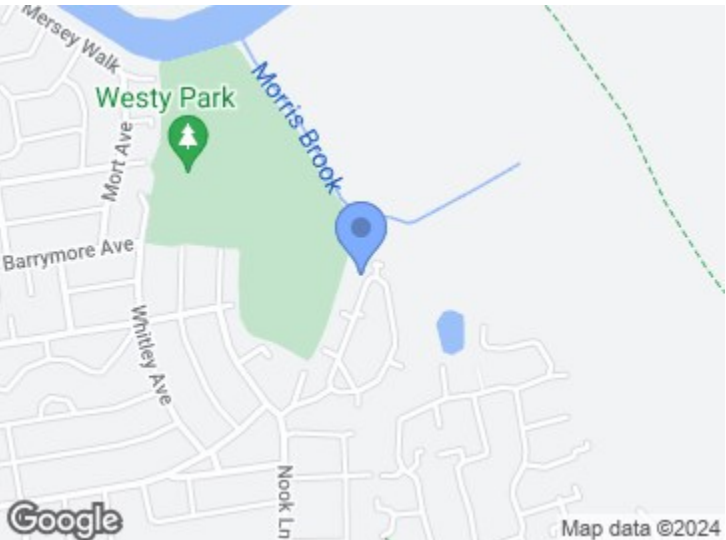
# Latchford



Total area: approx. 69.0 sq. metres (742.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

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

BACKING onto 'WESTY PARK' I MODERN MEWS BUILT CIRCA 2017 I DINING KITCHEN WITH PATIO DOORS TO REAR I GROUND FLOOR W.C I DOUBLE BEDROOMS I GARDEN FRONTED This charming mid mews property enjoys gardens to the front and rear with allocated parking. There is a flagged pathway leading to the front door in turn providing access to a beautiful presented and well maintained two bedroom home. Briefly comprising entrance hallway, Lounge with storage, full width Dining Kitchen with doors to the rear elevation, downstairs W.C, two double bedrooms and a family bathroom.



[www.cowdelclarke.com](http://www.cowdelclarke.com)

£175,000

Tel: 01925 600 200



# Latchford

## Ash Acre Meadows



### Accommodation

Constructed circa 2017, this modern development is an ideal location for first time buyers or young families alike. This garden fronted mews property comprises entrance hallway with a staircase to the first floor, lounge to the front elevation, downstairs W.C, open plan Dining Kitchen complete with integrated appliances and a range of fitted units. The first floor includes two double bedrooms and a bathroom with additional storage. Externally, there is a low maintenance rear garden with feature patio area. The front enjoys driveway parking and garden which is laid to lawn.

### Entrance Hallway

5'10" x 4'1" (1.78m x 1.27m)

PVC Frosted front door, central heating radiator, ceiling light and consumer unit.

### Lounge

13'1" x 11'8" (4.01m x 3.56m)

PVC Window to the front elevation, central heating radiator, ceiling light, television point, storage cupboard and access to:

### Dining Kitchen

14'11" x 12'4" (4.57m x 3.78m)

A range of matching eye and base level wood effect units with roll top laminated work surfaces, complimented with wood effect flooring. The Kitchen features a range of integrated appliances including a four ring 'Logik' gas hob with Stainless Steel splashback and extractor above and matching 'Logik' oven below. One and a half bowl Stainless Steel sink with drainer and Chrome mixer tap, space for washing machine, space for dishwasher, space for Fridge Freezer, PVC Window to the rear elevation, PVC Double doors opening onto the rear patio area and central heating radiator.



### W.C

5'10" x 3'6" (1.8m x 1.07m)

With continued wood effect flooring, low level W.C, pedestal hand wash basin with tiled splashback and chrome mixer tap, central heating radiator, extractor fan and ceiling light.

### First Floor

### Landing

7'8" x 6'11" (2.34m x 2.13m)

Loft access, storage cupboard and central heating radiator.



### Bedroom One

14'11" x 12'4" (4.57m x 3.78m)

Dual PVC Windows to the front elevation, ceiling light, central heating radiator, recess for wardrobe or office space and television point.

### Bedroom Two

14'2" x 7'10" (4.34m x 2.39m)

PVC Double glazed window to the rear elevation overlooking 'Westy Park' with established Trees & Shrubbery, telephone and television point, BT Fibre internet point, central heating radiator and ceiling light.

### Bathroom

6'11" x 6'3" (2.13m x 1.91m)

White three piece suite comprising Bath with glass screen, hot & cold taps and 'Triton' shower above, low level W.C, Pedestal hand wash basin with tiled splashback and Chrome taps, part tiled walls, wood effect flooring, chrome ladder style radiator, extractor fan and ceiling light.

### Outside

The front of the property is laid to lawn in the main, with an allocated parking space, low level box hedging and flagged pathway leading to the front door.

The rear of the property features a patio area and low maintenance gravel area in the main. The garden enjoys a green outlook backing onto Westy Park. There is a shared, secure ginnel providing access from the front of the property to the rear.

### Tenure

Leasehold

### Council Tax

Tax Band B: £1,658.39 as of 2023 / 2024

### Service Charge

Annual Service charge of £314.64 which can be paid monthly to 'Torus' management company.

### 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 1AF

### Possession

Vacant possession upon completion

### Viewing

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.