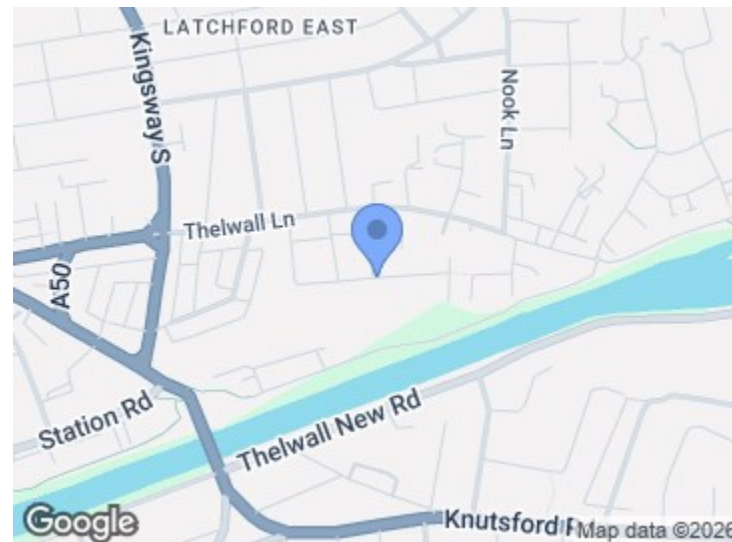


Total area: approx. 78.9 sq. metres (849.4 sq. feet)



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
63	77	D	C



MODERNISED Three Bed Semi on CORNER PLOT | Light & Spacious Lounge with SOLID FUEL BURNING STOVE | CONSERVATORY Extension | MODERN Kitchen & Bathroom | WRAP AROUND Garden & Purpose Built CABIN. This fantastic, much improved home located in this popular area of Latchford enjoys contemporary accommodation comprising an porch, hall, lounge, conservatory, kitchen, three bedrooms and a bathroom. Externally, there is a wrap around garden with multi purpose cabin and driveway parking.

Denver Road



A much improved and extended semi-detached property occupying a generous corner plot within this popular location of Latchford with three bedrooms, modern kitchen, lounge, conservatory, bathroom and a wrap around garden with a purpose built cabin ideal for a variety of uses.

On entering the property, you are received by a welcoming reception with a turning staircase with oak balustrade to the first combined with a full height cupboard ideal for cloaks storage which in turn leads into the lounge which boasts a charming solid fuel burning stove. From the lounge, you can access the conservatory which opens into the garden. The modern kitchen, thoughtfully designed with ample cupboard space, also connects with the garden ensuring convenience and functionality. The first floor provides three tastefully presented bedrooms complete with a three piece bathroom suite equipped with an over the bath shower.

Externally, this corner plot property occupies a wrap around garden that provides a variety of outdoor amenities. The garden includes a patio area perfect for outdoor dining and relaxation along with low maintenance artificial turf. Additionally, there's a versatile garden room known as 'The Cabin' which is equipped with electrical connections making it ideal for recreation, home office or studio. The front of the property boasts convenient driveway parking, screened from the road adding to the overall appeal and practicality.



Accommodation

Ground Floor

Entrance Porch

5'9" x 2'0" (1.77m x 0.61m)

Feature arched entrance with a painted step and a frosted double glazed 'composite' front door with PVC adjacent panels leading to the:

Entrance Hall

7'6" x 6'8" (2.29m x 2.04m)

This welcoming entrance includes a full height cupboard with matt black handles providing hanging and shelving space, engineered flooring in a herringbone design, staircase with oak balustrade and black spindles, complete with a cupboard housing the electric meter, gas meter, and the electric consumer unit.

Lounge

21'6" x 11'1" (6.57m x 3.38m)

A very well proportioned principal reception room featuring a solid fuel burning stove with a slate hearth and oak timber mantle, wood effect engineered flooring in a 'herringbone' design, two wall light points, PVC double glazed square bay window overlooking the front, two central heating radiators and a door leading to the:

Conservatory

9'0" x 8'0" (2.76m x 2.46m)

PVC double glazed 'French' doors opening onto the garden, in addition to PVC double glazed windows and a central heating radiator.



Bedroom Three

7'6" x 7'4" (2.30m x 2.26m)

An open space providing hanging and shelving situated above the bulk head, floating drawer unit with display shelving above, PVC double glazed window overlooking the front aspect and a central heating radiator.

Bathroom

7'6" x 7'5" (2.31m x 2.28m)

Modern white suite including a panelled bath with a thermostatic shower above with both retractable and rain-shower heads, pedestal wash hand basin with a chrome mixer tap complete with a low level WC. Fully tiled walls with subtly contrasting tiled flooring, airing cupboard housing the 'Potterton Performa 30HE' gas boiler and a chrome ladder heated towel rail



Outside

The enclosed fenced garden wraps around the rear and side elevation with low maintenance central to its theme including both artificial turf and stone flagging. In addition, there is a generous timber shed providing addition storage, hot and cold water taps and a gate leading to the front. The front features a flagged driveway screened with a hedgerow providing a degree of privacy, timber shed with an electric charging point and wall lighting. The stand-out feature has to be the:

The Cabin

15'3" x 7'6" (4.66m x 2.30m)

This versatile external cabin is accessed via double glazed doors from a raised decked platform with matching adjacent panels into an excellent useable space enjoying features including inset lighting, electric wall heater, laminate flooring and a panelled ceiling complete with further external lighting.

Kitchen

12'11" x 7'6" (3.94m x 2.29m)

Fitted with a range of matching base, drawer and eye level units finished in a high gloss cream complemented with a four ring electric hob with oven & grill below and an illuminated extractor above. Composite sink unit with mixer tap set in a wood grained work surface with white brick tiling and ample space for freestanding appliances. Tile effect laminate flooring, PVC double glazed square bay window overlooking the garden combined with a PVC frosted double glazed door and a white ladder style radiator.

First Floor

Landing

6'2" x 2'11" (1.90m x 0.91m)

Accessed from the turning staircase with a PVC frosted double glazed window set to the side and a boarded loft with drop-down ladder.

Bedroom One

12'8" x 11'1" (3.88m x 3.38m)

PVC double glazed square bay window overlooking the front aspect and a central heating radiator.

Bedroom Two

11'0" x 8'2" (3.37m x 2.50m)

Double wardrobe with central mirrored panel providing hanging, drawer and shelving storage, contemporary vertical central heating radiator and a PVC double glazed window with a rear aspect.

Tenure

Leasehold, dated 26th October 1937, with a 'Term of 999 Years (less 10 days) from 1st July 1934 with a nominal ground rent.

Council Tax

Band 'B' - £1,869.03 (2026/2027)

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 1NE

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.