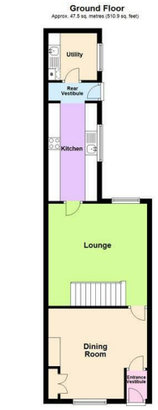
Latchford

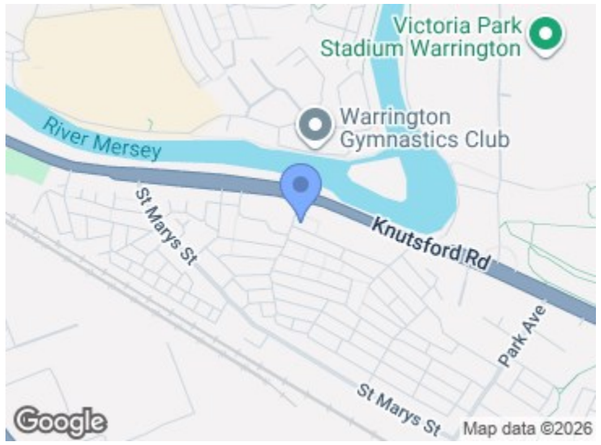


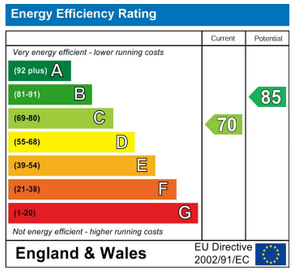
Total area: approx. 81.5 sq. metres (877.6 sq. feet)

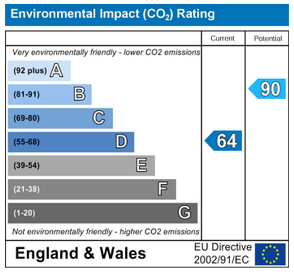
Location

Victoria Park is an open space beside the Mersey, with a modern sports stadium and a skateboard park. It contains a large Georgian manor house, previously the Old Warps maternity hospital, subsequently converted into flats. Nearby is a narrow Victorian suspension bridge, Howley Bridge, which provides pedestrian access between Howley and Latchford.

Victoria Park is on the site of the Old Warps Estate. To mark the Diamond Jubilee of Queen Victoria the park was named "Victoria Park". The Georgian manor house "Old Warps" still stands and has been converted to a restaurant.







POPULAR RESIDENTIAL LOCATION | UTILITY ROOM | TWO GOOD-SIZED RECEPTION ROOMS | EXCELLENT TRANSPORT LINKS | The ground floor comprises an entrance porch, dining room, lounge, kitchen, rear vestibule, utility room and access to the first floor which includes two bedrooms and a family bathroom. Externally there is a courtyard garden with access to the service road. Locally there is an abundance of amenities including Victoria Park, Latchford Village, Stockton Heath Village and Warrington Town Centre.

£145,000

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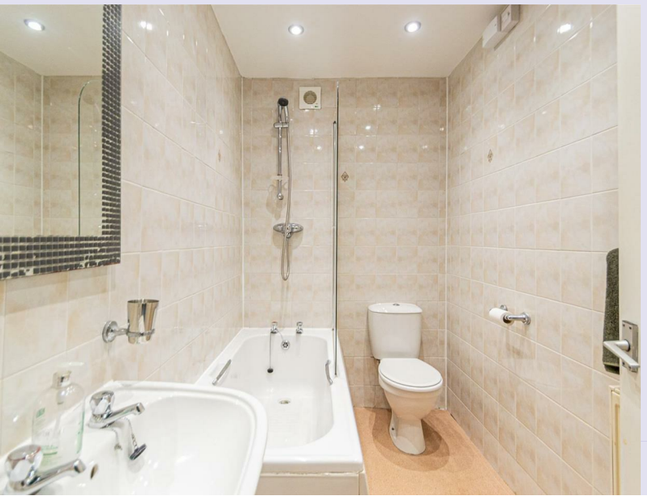
Latchford
Slater Street



Occupying an increasingly popular location for a wide range of buyers, this mid-terrace home affords accommodation presented over two storeys including an entrance vestibule, lounge featuring a cast iron fireplace, dining kitchen, rear vestibule and bathroom. The first floor comprises two double bedrooms. Externally, there is an enclose yard with timber shed and gate to the service road at the rear.

Entrance Porch
3'11" x 2'11" (1.21m x 0.91m)
Frosted double glazed front door, ceiling coving and ceiling light.

Lounge
13'7" x 11'11" (4.15m x 3.64m)
PVC Double glazed window to the rear elevation, understairs storage, ceiling coving, central heating radiator and access to:

Inner Vestibule
14'0" x 2'7" (4.29m x 0.8m)

Dining Room
13'6" x 14'6" (4.14m x 4.44m)
Double glazed window to the front elevation, ceiling coving, central heating radiator, ceiling light, cupboards housing utility metres, chimney breast.

Kitchen
9'10" x 6'7" (3.01m x 2.03m)
A range of matching eye and base level units with heat resistant roll top work surfaces and tiled splashback, Stainless Steel one and a half bowl sink with mixer tap, four ring electric hob with oven below and extractor above, PVC Window to the side elevation, access too:

Utility
6'9" x 5'9" (2.06m x 1.77m)
Wall mounted 'Worcester' Greenstar 25ie boiler, matching eye and base level units with Stainless Steel sink and Chrome mixer tap, ceiling light and PVC window to the rear elevation.

Rear Vestibule
6'9" x 2'7" (2.07m x 0.8m)
Frosted double glazed window to the side elevation.

First Floor

Landing
2'7" x 10'6" (0.81m x 3.21m)
Loft access, ceiling light.

Bedroom One
13'7" x 12'0" (4.16m x 3.66m)
PVC Window to the front elevation, central heating radiator and ceiling light.

Bedroom Two
11'5" x 8'0" (3.48m x 2.44m)
PVC Window to the rear elevation, central heating radiator, ceiling light.

Bathroom
7'11" x 4'11" (2.42m x 1.50m)
Panelled bath with shower above, shower screen, ceiling light, low level W.C, central heating radiator, low level W.C, hand wash basin with hot and cold taps.

Rear Passage
Cold water tap, gated access to service road to the rear.