



**NEWLY RENOVATED | CENTRAL LATCHFORD | OPEN-PLAN LIVING | MODERN KITCHEN & BATHROOM.** This one-bedroom end terrace is situated in an ideal location in the heart of Latchford Village. The property benefits from a complete renovation, revitalizing the home and giving it this modern style throughout. The property comprises open-plan living with modern dining kitchen, bathroom and bedroom further complimented with double-glazed windows and gas central heating.

**£795 Per Month**



**Tel: 01925 600 200**



# Latchford Grammar School



## Accommodation

A traditional one bedroom end terrace property with off road parking, in the heart of Latchford Village.

## Lounge / Dining Kitchen

19'1" x 12'0" (5.817m x 3.671m)

The PVC Door opens onto the open-plan area Lounge / Dining Kitchen. The lounge area comprises a PVC double-glazed window to the front elevation, a central heating radiator, and fuse board. To the rear of the ground floor, you will find a fully renovated Bespoke Kitchen, with a fitted generous breakfast bar, a range of base and drawer level units, complimented with a granite effect countertop and tiled splash back. 'BEKO' four-ring gas hob with oven below and chrome extractor fan above, chrome 'PYRAMIS' sink with chrome mixer tap, white corner cabinet housing the 'GLOW-WORM BETACOM 24C' boiler. Further complimented with space and plumbing for a washing machine with under-stair storage.

## First Floor

## Landing

12'2" x 6'2" (3.721m x 1.902m)

PVC double-glazed window to the rear elevation, carpeted flooring, and access to the bathroom and bedroom.

## Bedroom

12'0" x 11'0" (3.672m x 3.359m)

PVC double glazed window to the front elevation, central heating radiator and ceiling coving.

## Bathroom

7'9" x 5'5" (2.373m x 1.661m)

White three piece suite comprising a P-shaped bath with chrome 'Triton' shower with mixer taps, ceramic vanity wash basin with built-in storage and chrome 'waterfall' mixer tap, low-level WC with chrome flush, generous wall mounted mirror fixture, cushioned tile effect flooring, central heating radiator, wall mounted extractor fan and PVC double glazed window to the rear elevation.

## Local Authority

Warrington Borough Council

## Council Tax Band

Tax Band B: £1,581.00 as of 2023/2024

## Postcode

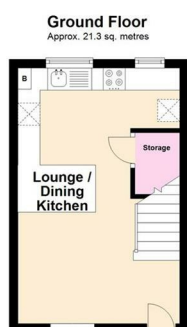
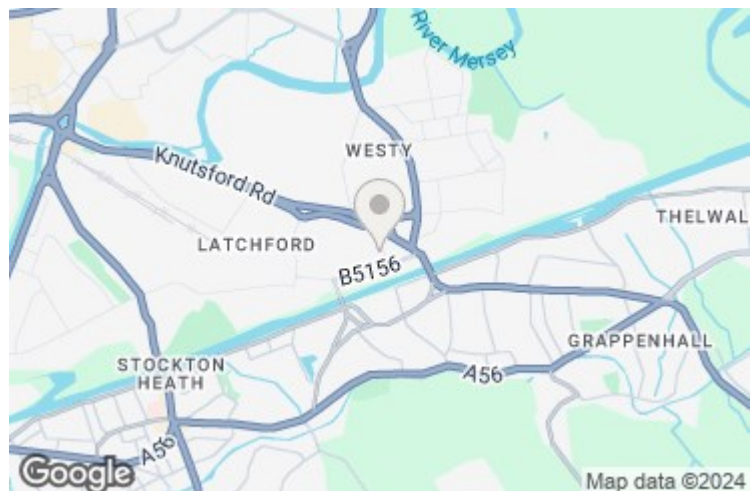
WA4 1LF

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.

| 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 |

| 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 |



Total area: approx. 31.9 sq. metres