



Minerva Close, Latchford Warrington,



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ No Onward Chain
- ❑ Freehold
- ❑ Sought-After Location
- ❑ End Terraced Property
- ❑ Modernised Kitchen
- ❑ One Bedroom
- ❑ Family Shower Room
- ❑ Spacious Living
- ❑ Private Garden
- ❑ Residential Parking



DESCRIPTION

This lovely one bedroom end terraced property is located in a sought-after location which is within walking distance of Latchford village and Stockton Heath. With a modernised kitchen and open plan living, this property is perfect for a first time buyer or as an investment.

Access into this wonderful home is via a bright entrance hall, leading directly into an open living space and modernised kitchen. The first floor comprises of the master bedroom with built in wardrobes and a spacious family shower room.

GARDEN

This property has a low maintenance and private rear garden with a large patio area perfect for alfresco dining or entertaining. There is residential parking at the front of the property.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall 2.06m x 1.53m
- Lounge / Dining Room 4.99m x 4.77m
- Kitchen 3.90m x 3.14m

FIRST FLOOR

- Landing
- Bedroom One 3.44m x 2.76m
- Shower Room 2.40m x 1.91m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 145Mb (Via SKY)

LOCATION

Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. The park is also home to Warrington Athletic Club and hosts a weekly Parkrun open to all abilities. The village itself is home to an abundance of independent boutiques, shops and food outlets. Residents also have access to a range of gyms and fitness facilities. Latchford is well serviced by public transport and just a short drive from the M62. The area is also within close proximity to a range of great schools.

DISTANCES

- Latchford Village 10 minute walk
- Stockton Heath 15 minute walk
- Warrington Town Centre 30 minute walk
- Manchester Airport 14 miles via M56
- Manchester City Centre 19 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: A

Tenure: Freehold

(To be confirmed by Solicitors.)

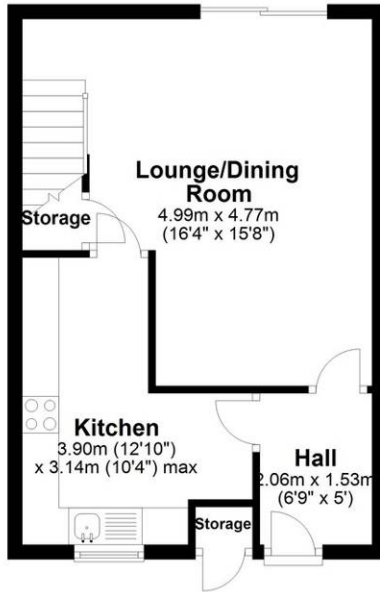
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



Ground Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



First Floor

Approx. 22.1 sq. metres (237.6 sq. feet)

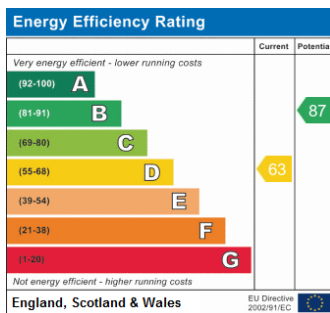


Total area: approx. 56.0 sq. metres (603.2 sq. feet)



IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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