



## Powder Mill Road, Warrington

Three-Storey Living • Modern Décor Throughout • Driveway Parking • Close To Amenities • Close To Schools •  
Three Bathrooms • Three Bedrooms • Move In Ready • Great Transportation Links • Bright and Airy



**Mark Antony**  
SALES & LETTING AGENTS





## INTERIOR:

We are delighted to present this stylish three-bedroom, three-storey townhouse, ideally located in the sought-after area of Latchford. Finished to an excellent standard throughout, the property offers bright, well-proportioned accommodation with a versatile layout perfectly suited to families and professionals alike.

The ground floor features a generously sized bedroom, a modern shower room, and an integrated garage providing excellent storage solutions. The first floor is home to a contemporary open-plan kitchen and living area, ideal for both everyday living and entertaining.

The upper floors accommodate the remaining bedrooms, including an impressive principal suite with ample storage, large windows flooding the room with natural light, and a sleek en-suite bathroom. Completing the home is a well-appointed guest bedroom and a modern three-piece family bathroom, offering comfort and convenience throughout.



## GARDEN:

To the rear of the property, you will find a private, well-maintained garden featuring a lush lawn, mature shrubs, planted borders and secure fencing, offering a peaceful outdoor space ideal for relaxing, gardening, or entertaining with a sunny aspect.



## LOCATION:

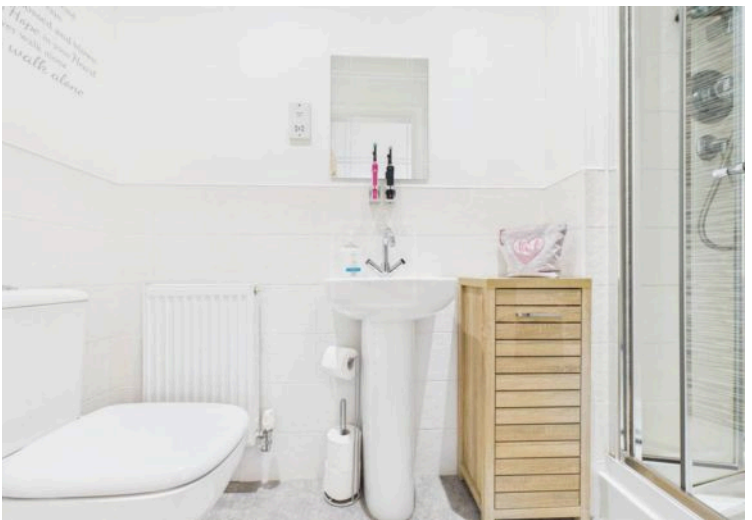
Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. The park is also home to 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.

## GENERAL INFORMATION:

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: B





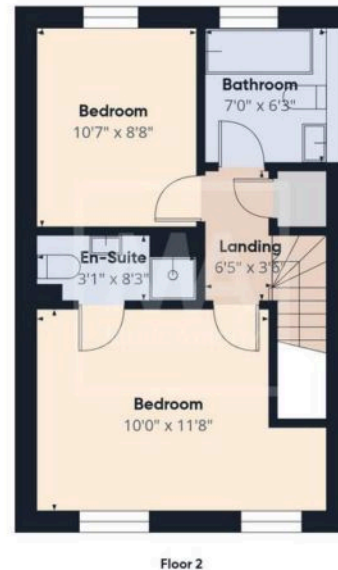




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Approximate total area<sup>(1)</sup>  
1029 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please use Street or contact us to arrange a viewing.

## CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.  
Items may be available under separate negotiation.



**Note:** 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



Warrington's Highest Rated Agent

