



Marbury Street, Latchford Warrington

Two Bedroom Terrace • Investment Opportunity • Good Tenants Already In Situ • Highly Sought After Location • Walking Distance to Town Centre • Modern Kitchen and Bathroom • Appliances Included • Close to Train Stations With Links to Manchester and Liverpool • No Chain • Rear Yard



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Charming two-bedroom property offering an exceptional opportunity for investors looking to expand their property portfolio, with fantastic tenants already in situ and no onward chain.

Stepping inside, you are welcomed by an inviting living room, complete with an eye-catching feature log burning fireplace that creates a warm focal point and enhances the room's character. The space is thoughtfully designed to accommodate both relaxation and entertaining. Through to rear, the modern kitchen offers both practicality and contemporary flair. Fully equipped with integrated appliances, ample storage, and a sleek breakfast bar, it serves as the perfect setting for everyday dining and culinary creativity.

Upstairs, the property continues to impress with two well-proportioned bedrooms, each offering comfortable accommodation and flexibility for use as sleeping quarters or a home office space. The beautifully finished bathroom features a modern suite and tasteful décor, adding to the home's overall sense of quality and comfort.



Ideally positioned, the home is just a short walk from an excellent range of local amenities and boasts superb transport connections, with *two mainline train stations* and a *nearby bus station* providing effortless travel further afield.

GARDEN

This property benefits from its own yard space with a decking area and further space behind featuring a shed for additional storage. This is the perfect space for enjoying some fresh air without having to leave the comforts of your home.

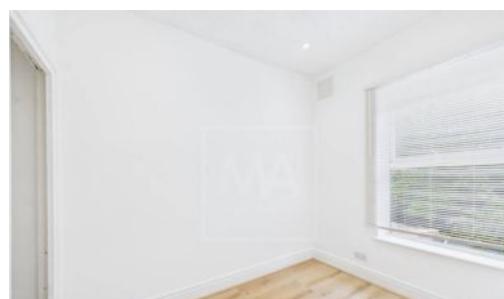


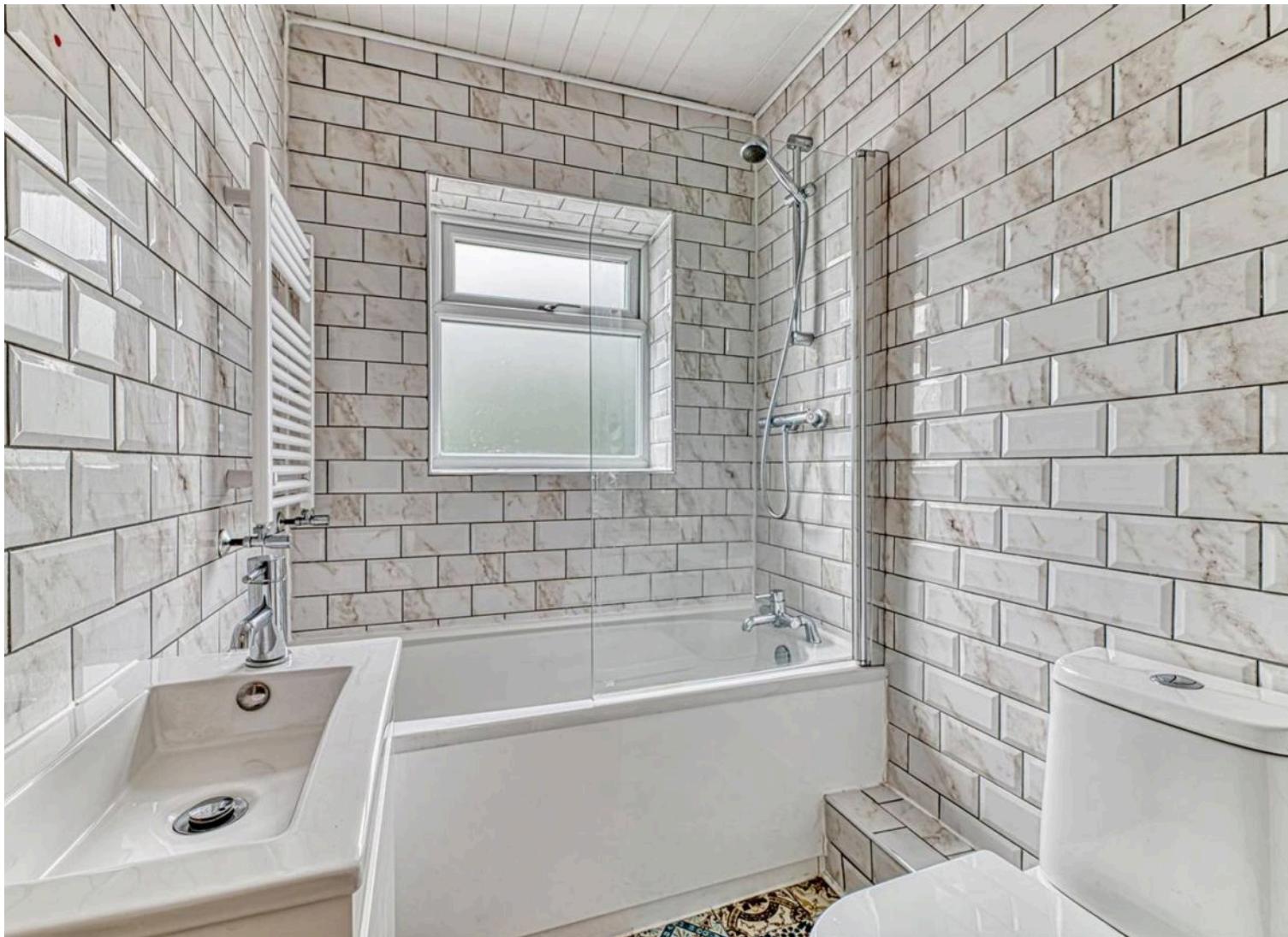
LOCATION

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. 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.

GENERAL INFORMATION

- › Council Tax band: A
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 49.27 m²
 530.33 ft²

Reduced headroom
 0.76 m²
 8.15 ft²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

