



Myrtle Grove, Latchford Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ No Chain
- ❑ Three Bedrooms
- ❑ Renovation Opportunity
- ❑ Ample Living Space
- ❑ End Terrace
- ❑ Spacious Rooms
- ❑ Huge Garden
- ❑ Off-Road Parking
- ❑ Desirable Location
- ❑ Walking Distance to Victoria Park



DESCRIPTION

With no chain we have this wonderful three-bedroom end terrace property. Located within walking distance of Victoria Park within the desirable location of Latchford.

Access into this spacious home is via a welcoming leading to a fantastic sized lounge and kitchen/diner with storage space. Upstairs offers two double bedrooms, one single bedroom and a family bathroom.

GARDEN

Sitting on a fantastic sized plot, this property enjoys a very enviable position. There is a generous wrap around garden, mainly consisting of well maintained lawn surrounded by hedges. There is a sizeable driveway for multiple cars to the side of the house.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.64m x 4.44m
- Kitchen/Dining Room 2.60m x 5.08m

FIRST FLOOR

- Landing
- Bedroom One 3.64m x 3.62m
- Bedroom Two 2.60m x 3.66m
- Bedroom Three 2.60m x 2.50m
- Bathroom 2.59m x 1.52m

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

- Victoria Park 3 minute walk
- Stockton Heath 15 minute walk
- Warrington Town Centre 6 miles
- Walton Gardens 9 miles
- Manchester Airport 15 miles
- Manchester City Centre 20 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.

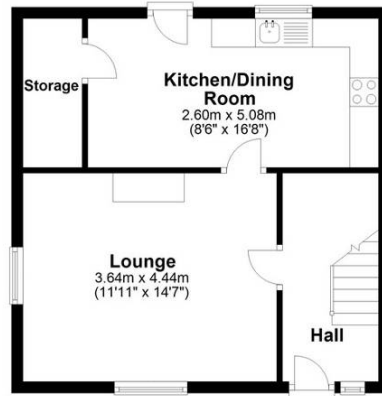




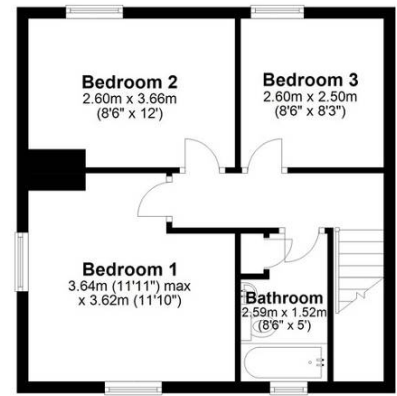
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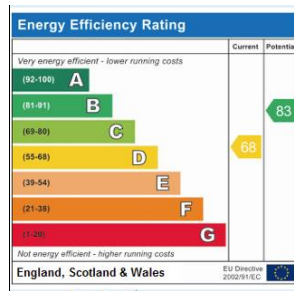
Ground Floor
Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 sq. feet)



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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