

# Latchford



CHARMING END-TERRACE IN 'OLD' LATCHFORD | ABUNDANCE OF CHARM & CHARACTER | OFF-STREET PARKING | GARDEN FRONTED | ORIGINAL FEATURES This traditional end-terrace completes the ever popular 'Sandhill Terrace'. Comprising entrance hallway, lounge with feature fireplace, dining room with feature fireplace, Kitchen with fitted appliances and gated low maintenance rear yard / parking area. The first floor provides two bedrooms and an area off main bedroom ideal for home office or dressing area, complete with a contemporary three piece bathroom suite. No chain.

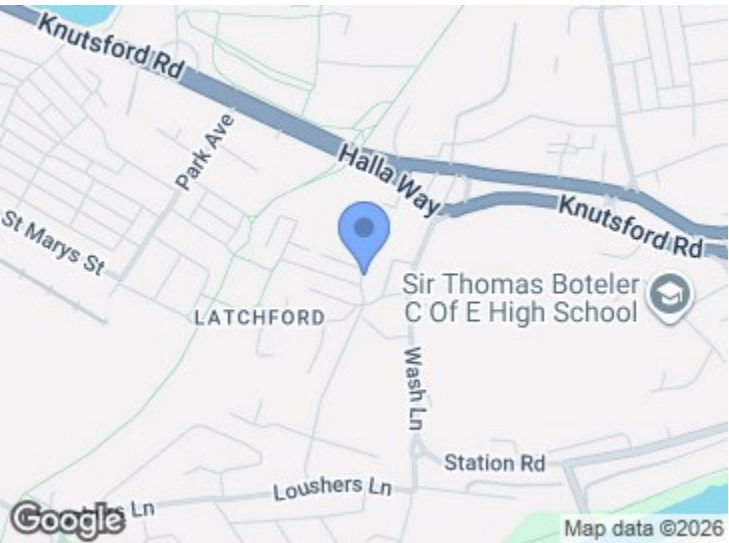
£189,950

Tel: 01925 600 200

## Location

Victoria Park is an open space beside the Mersey, with a modern sports stadium and a skateboard park. It contains a large Georgian manor house, previously the Old Warps maternity hospital, subsequently converted into flats. Nearby is a narrow Victorian suspension bridge, Howley Bridge, which provides pedestrian access between Howley and Latchford.

Victoria Park is on the site of the Old Warps Estate. To mark the Diamond Jubilee of Queen Victoria the park was named "Victoria Park". The Georgian manor house "Old Warps" still stands and has been converted to a restaurant.



| 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                     |  |         |           |
|                                             |  | 64      | 87        |

| 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                                         |  |         |           |



www.cowdelclarke.com

# Latchford Sandhill Terrace



## Accommodation

### Entrance Hallway

4'3" x 3'3" (1.3m x 1m)

Welcoming entrance hallway with ceiling light, central heating radiator, cloaks hooks and 'runner' style staircase leading to the first floor.

### Lounge

14'5" x 8'6" (max) (4.4m x 2.6m (max))

Well-maintained original floorboards, brick fireplace surround with Oak mantle and tiled hearth, ceiling coving, ceiling light, PVC double glazed window to the front elevation with partial glass panelled Oak door leading to the:

### Dining Room

11'9" x 11'8" (3.6m x 3.58m)

Tiled flooring with feature fireplace, PVC Door to the rear elevation, Oak door leading to under stairs storage and further partial glass panelled Oak door leading to:

### Kitchen

8'6" x 6'10" (2.6m x 2.1)

Bespoke Oak kitchen with a range of integrated appliances including base and eye level Oak units, sanded & stained wooden work surfaces, with convenient wine rack and plate storage. Integrated appliances include a four ring induction hob set in a tiled work surface, sunken 'Belfast' sink with traditional style mixer tap, 'SMEG' oven with mini oven and grill below, boiler cupboard housing a 'Worcester' combi-boiler, ceiling light and PVC window to the rear elevation.

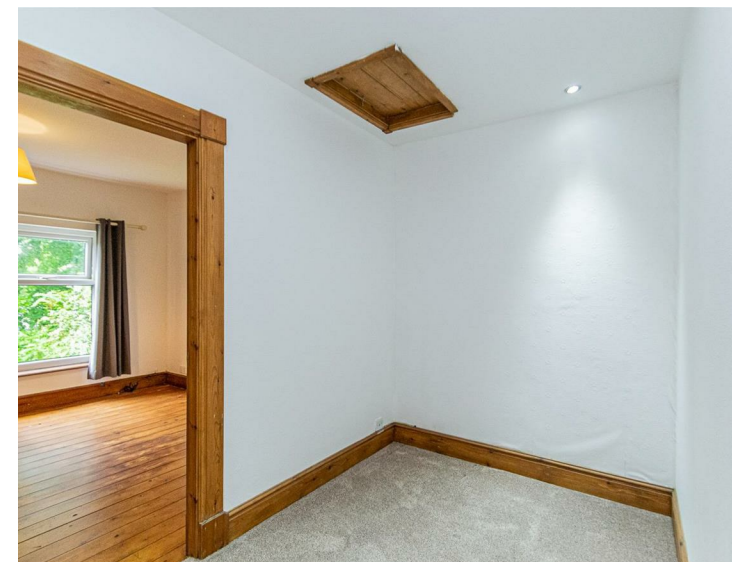
### First Floor

Runner style stair carpet leads to the first floor, accompanied by ceiling lights and hand-rail.

### Landing

11'5" (max) x 8'6" (max) (3.5m (max) x 2.6m (max))

Superb landing space ideal for office, wardrobe or dressing area. Spotlighting and loft hatch with ladder access leading to loft space.



### Bedroom One

11'9" x 11'5" (3.6m x 3.5m)

Traditional floorboards, PVC Double glazed window to the front elevation, recessed shelf, central heating radiator and ceiling light.

### Bedroom Two

8'6" x 8'2" (2.6m x 2.5m)

Carpeted with PVC double glazed windows to the rear elevation and ceiling light.

### Bathroom

8'10" x 6'10" (2.7m x 2.1m)

Frosted glass panelled Oak door opening onto a contemporary three piece suite, comprising panelled 'Heritage' bath with 'Heritage' tapware and 'Mira' thermostatic shower, 'Heritage' wash hand basin with hot and cold taps, low level W.C, frosted PVC Window to the rear elevation and ceiling light.

## Outside

The front garden features established shrubbery and hedging with established borders, garden shed and fencing to the side elevation. A convenient patio area allows for the hardstanding of patio furniture.

The rear elevation features block paved driveway with double gates providing off road parking and traditional brick walled side elevations with wooden side gate providing access front front to back of the property.

## Tenure

Freehold

## Council Tax

Tax band 'A'

## Local Authority

Warrington Borough Council

## Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

WA4 1HU

## Possession

Vacant possession upon completion

## Viewings

Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200 or [property@cowdelclarke.com](mailto:property@cowdelclarke.com)