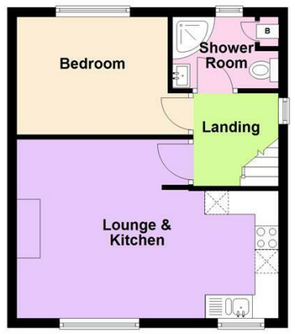
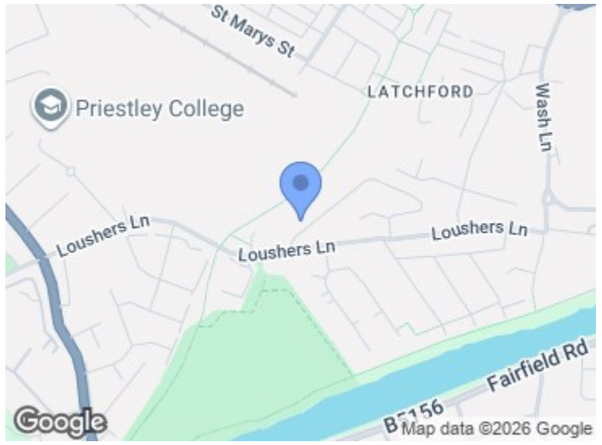
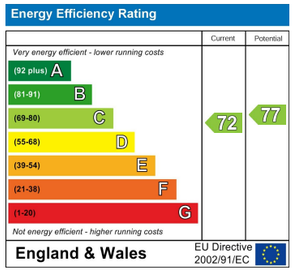


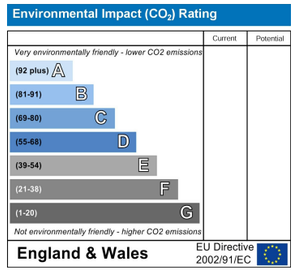
Total area: approx. 35.8 sq. metres (385.8 sq. feet)

Location

Latchford is a suburb of Warrington Cheshire and lies between the River Mersey and the Manchester Ship Canal, it has a number of independent cafes, shops and restaurants, a local post office and plenty of green space, namely Victoria Park, which also boasts a modern sports stadium and Black Bear Park. To the south you will find the Trans Pennine Trail, crossing over the Ship Canal at Latchford Locks, a popular route for walkers, runners and cyclists. Latchford shares a boundary with the ever popular Stockton Heath to the West.







COWDEL CLARKE

www.cowdelclarke.com

98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

Warrington

COWDEL CLARKE

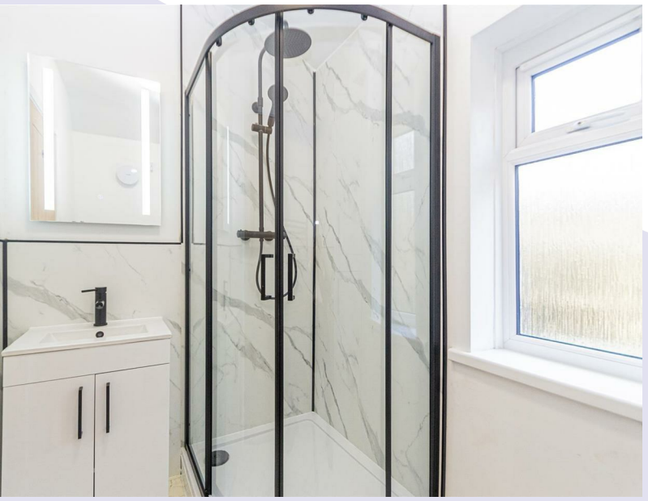
FIRST FLOOR Refurbished Apartment | NEW OPEN-PLAN LOUNGE/DINER & KITCHEN with APPLIANCES | NEW SHOWER ROOM | NEW CARPETS, BOILER & REDECORATION. Situated close to 'Black Bear' Park, this apartment will suit a cross section of the market with accommodation comprising a recessed porch, entrance vestibule with storage, landing, open-plan lounge/diner and kitchen complete with integrated appliances and a three piece shower room and new boiler.

Offers In Excess Of £100,000

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Warrington
Secker Avenue



This converted first floor apartment has been the subject of a recent comprehensive programme of improvements including but not limited to a reconfiguration of the layout resulting in an open-plan kitchen and lounge/diner, new fitted two tone kitchen with appliances, new three piece shower room, new 'Worcester' boiler, carpets and re-decoration.

Accessed from the recessed porch through a composite front door into an entrance vestibule with a storage room and staircase to the first floor landing which in turn leads to the remaining accommodation including a lounge / diner with two tone fitted kitchen complete with appliances, bedroom and shower room. Externally, there are communal gardens.

Accommodation

Ground Floor

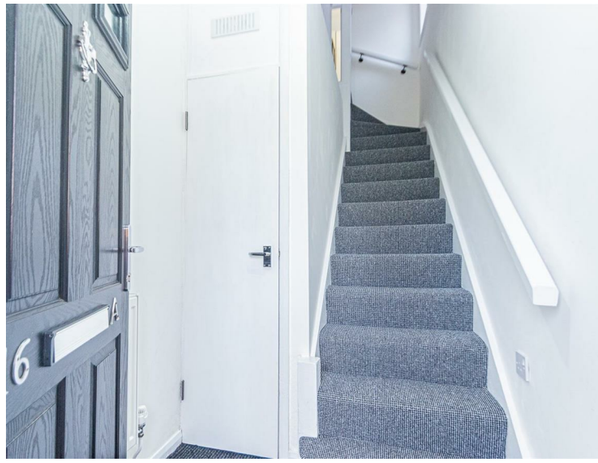
Entrance Porch
5'5" x 3'1" (1.67m x 0.95m)
'Quarry tiled flooring, courtesy light and a 'composite' front with frosted double glazed panels leading into the:

Entrance Vestibule
5'2" x 3'11" (1.58m x 1.20m)
Staircase to the first floor and an understairs cupboard with shelving storage housing the electricity meter and consumer unit.

First Floor

Landing
6'6" x 5'11" (2.00m x 1.82m)
PVC frosted double glazed window to the side elevation.

Lounge & Dining Area
12'5" x 12'0" max (3.80m x 3.67m max)
Recessed chimney breast with a timber mantle, PVC double glazed window to the front elevation, central heating radiator and an opening into the:



Kitchen
8'11" x 7'4" (2.72m x 2.25m)
Newly fitted with a two tone kitchen comprising a range of matt blue and grey base, drawer and eye level units complemented with integrated appliances including a four ring induction hob with splashback, extractor above and a fan oven with grill below, fridge/freezer, slimline dishwasher and washing machine. Composite single sink unit drainer unit set in a heat resistant, granite effect work surface with matching splashback. Wood effect flooring, spotlights and a PVC double glazed window to the front elevation.

Bedroom
10'6" x 8'3" (3.22m x 2.52m)
PVC double glazed window to the rear elevation, central heating radiator and access to the part boarded and insulated loft.

Shower Room
7'5" x 4'11" (2.27m x 1.52m)
Brand new suite including a panelled cubicle with thermostatic shower with both rain-shower and retractable heads, vanity wash hand basin with black mixer tap, cupboard storage below and an illuminated and heated mirror above complete with a low level WC. Cupboard housing the brand new wall mounted 'Worcester 24KW' gas boiler, vinyl flooring, PVC frosted double glazed window to the rear elevation and an 'Xpelair' humidistat extractor fan.

Outside
Communal gardens laid to lawn.

Tenure
Leasehold with a 'Term of 125 years from 29th September 2005 with an annual ground rent of £10.

Service Charge
Payable to 'Torus Group' at a monthly rate of £21.22. (£254.64 annually).

Council Tax
Band 'A' £1,493.22 (2025/2026)

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 2RE

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.