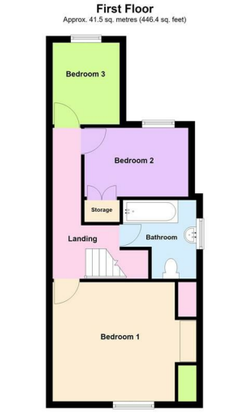
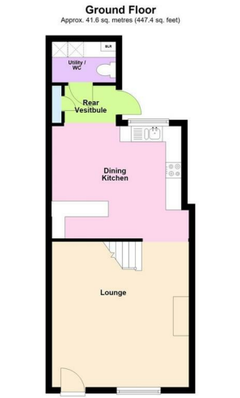
Latchford

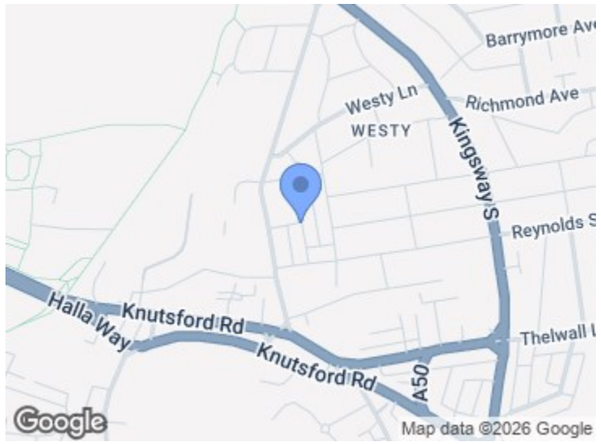


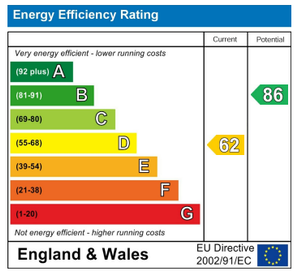


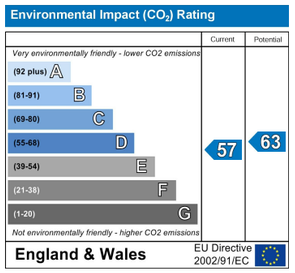
Total area: approx. 82.9 sq. metres (892.3 sq. feet)

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.







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NO CHAIN I END TERRACE I THREE BEDROOMS I EXCELLENT ACCOMODATION I CONVENIENT LOCATION. Gas central heating, UPVC double glazing. Accommodation includes generous lounge leading to the kitchen, installed with high gloss units, with oven, hob and dishwasher, ample room for a dining table, rear hallway with storage cupboard, utility room/WC with washing machine and Tumble dryer. To the first floor there is a spacious double bedroom with two built in cupboards and two single bedrooms (one with large built in cupboard) and a fitted bathroom with three piece suite. Externally there is a spacious enclosed yard with brick built store.

£165,000

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Latchford
Rock Road







Accommodation

Lounge
Welcoming lounge with PVC Double glazed window to the front elevation, central heating radiator, ceiling light, recessed chimney breast and open plan to the:

Dining Kitchen
Tiled flooring with a range of matching high gloss eye and base level units, with stainless steel one and a half bowl stainless steel sink, integrated 'Lamona' dishwasher, electric four ring hob and matching oven below. The dining kitchen also has a bar area with shelf space for drinks fridge.

Rear Vestibule
Continued tiled flooring, storage cupboard, door to the rear garden and access to;

Utility & WC
Continued tiled flooring, low level WC, Washing Machine and Tumble Dryer

First Floor

Landing
Loft access and ceiling light.

Bedroom One
Twin wardrobe space with hanging and shelving space, PVC window to the front elevation, central heating raidator and ceiling light.

Bedroom Two
PVC Window to the rear elevation, central heating radiator,, double wardrobe with hanging and shelving space and ceiling light.

Bedroom Three
PVC Window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom
Three piece suite comprising panelled bath with glass screen and chrome Shower attachment, low level WC, hand wash basin with Chrome mixer tap, frosted PVC window to the side elevation, radiator, ceiling light and extractor fan.





Outside
Rear garden with outhouse providing additional storage, with gated access to the side elevation and convenient garden bench.

Tenure
Lease commenced in 1934 for 998 years

Council Tax
Tax Band 'A' £1,602.02 As of 2026/27

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 1QG

Possession
Vacant possession upon completion.

Viewing
Strictly by prior appointment with Cowdel Clarke Estate and Letting Agents on 01925 600200