Latchford

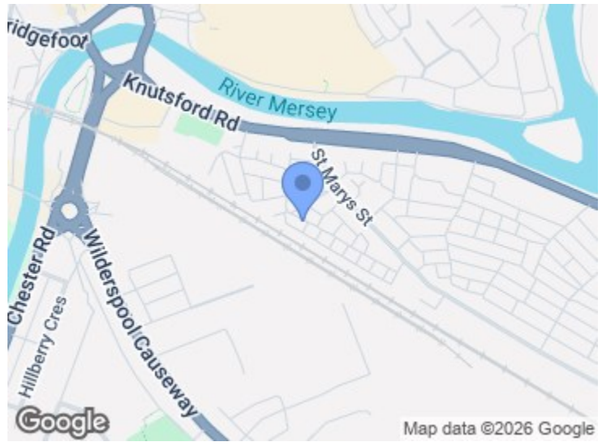


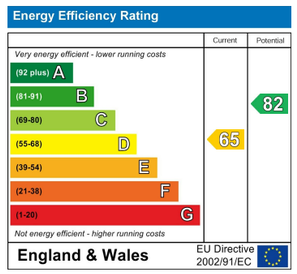
Total area: approx. 66.5 sq. metres (716.1 sq. feet)

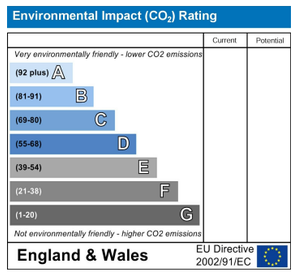


Location

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.









TWO DOUBLE BEDROOMS | EXCELLENT TRANSPORT CONNECTIONS | SHORT WALK INTO STOCKTON HEATH & WARRINGTON TOWN CENTRE | Occupying a popular residential location this two bedroom terrace comprises a fitted kitchen and shower room, UPVC double glazing, and gas central heating. To the first floor, there are two double bedrooms and a yard to the rear.

£150,000

www.cowdelclarke.com

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Latchford
Marbury Street











Lounge
12'1" x 12'1" (3.704 x 3.685)

Dining Room
12'0" x 12'0" (3.6686 x 3.669)

Kitchen
8'3" x 6'1" (2.516 x 1.869)

Rear Porch
2'9" x 6'9" (0.851 x 2.082)

Kitchen
8'0" x 6'0" (2.452 x 1.846)

Bedroom One
12'1" x 12'0" (3.707 x 3.665)

Bedroom Two
9'0" x 10'11" (2.747 x 3.352)

Outside

Tenure
Leasehold

Council Tax
Tax band 'A'. £1602.02 as per 2026/2027

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 1BW

Possession
Vacant possession upon completion

Viewing
Strictly by prior appointment with Cowdel Clarke Estate and Lettings Agents on 01925 600200 or property@cowdelclarke.com