



# Raddon House, Knutsford Road Latchford, Cheshire



**Mark Antony**

SALES & LETTINGS AGENTS

## HIGHLIGHTS

- ❑ Village Location
- ❑ No Chain
- ❑ Spacious Property
- ❑ Original Features
- ❑ Modern Kitchen
- ❑ Three Bedrooms
- ❑ Two Parking Spaces
- ❑ Sought After Area
- ❑ Highly regarded schools
- ❑ Victorian Property

## DESCRIPTION

A fabulous Victorian property, built for the former owner of Latchford Tannery. This grand house fronts a row of terrace properties, known as Raddon Place. Offered for sale with no onward chain and set across three floors with original features and ample living space, this family home is the perfect opportunity for first-time buyers to get onto the property ladder.

Access to this charming property provides a light and airy hallway leading directly into a spacious lounge and kitchen area. Beaming with plenty of original features, including high ceilings, a feature fireplace, and original windows throughout. The ground floor also welcomes a utility area off the kitchen, a WC, and additional storage. The first floor offers two large bedrooms, each with ample space for wardrobes. The main bedroom still shows the property's character with a cast iron feature fireplace, a high ceiling, and large windows for extra lighting.

The second floor serves as an additional living space with a third bedroom, featuring original windows and a family four-piece suite bathroom consisting of a standalone bathtub with mixer shower attachments, a separate corner shower with double shower head attachments, a wash hand basin, and a low-level WC. The bathroom also contains a large cupboard behind the shower for extra storage

## COURTYARD

With a gated entrance to the side of the property, this property enjoys a beautifully enclosed courtyard with raised flower beds and space for a lovely seating area for Al Fresco dining. To the front of the property, you will find a large driveway with parking for up to three cars.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Hall 3.39m x 1.72m
- Lounge 3.64m x 3.35m
- Kitchen 3.64m x 3.92m
- Utility Room 2.37m x 1.34m
- WC 0.87m x 1.34m

### FIRST FLOOR

- Landing
- Bedroom One 3.64m x 3.92m
- Bedroom Two 3.64m x 3.35m

### SECOND FLOOR

- Landing
- Bedroom Three 3.64m x 3.35m
- Bathroom 3.64m x 3.92m
- Storage 2.25m x 1.56m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 516Mb (Via Virgin)

## 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 1 mile walk
- Stockton Heath 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 20 miles via M56

(Distances quoted are approximate)



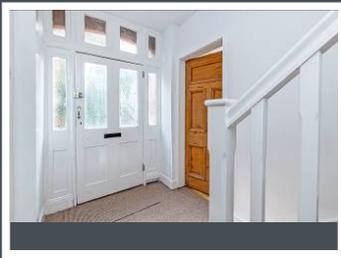
## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Tax Band:** B  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.

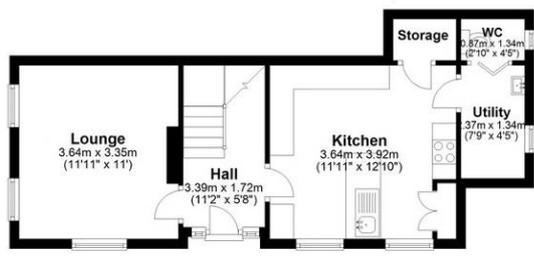




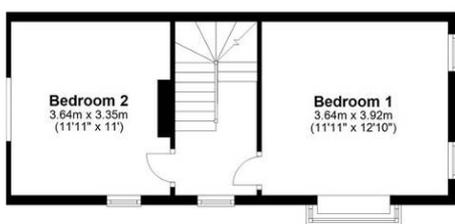
### IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

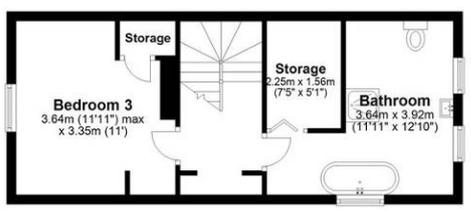
**Ground Floor**  
Approx. 39.1 sq. metres (420.5 sq. feet)



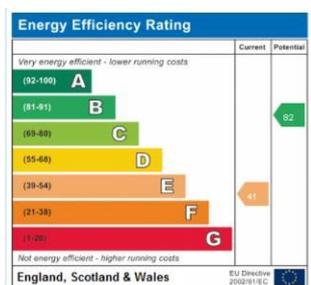
**First Floor**  
Approx. 33.7 sq. metres (363.2 sq. feet)



**Second Floor**  
Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 106.3 sq. metres (1144.7 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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