

Latchford



NO CAHIN | END TERRACE | THREE BEDROOMS | EXCELLENT ACCOMODATION | COENVENIENT LOCATION. Gas central heating, UPVC double glazing. Accommodation includes generous lounge opening onto a high gloss, tiled dining kitchen with oven, hob and dishwasher and ample room for a dining table, rear hall with storage cupboard, utility room/WC with 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



Tel: 01925 600 200

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,

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 radiator 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, Chrome ladder style 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

Advised 999 Year Lease with peppercorn rent

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

