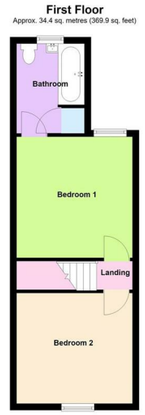


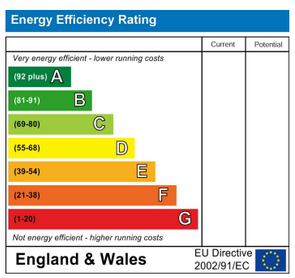
Total area: approx. 68.7 sq. metres (739.7 sq. feet)

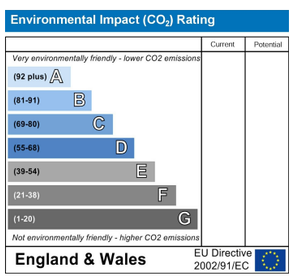


Location

'Sandhill Terrace' is a residential street located in Latchford, a suburb of Warrington. Situated 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.







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Latchford



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Latchford
Sandhill Terrace







Accommodation
Widely regarded as one of the most popular terrace locations in Latchford, Sandhill Terrace enjoys pedestrian access with gardens to the front whilst still having the traditional rear courtyard.

Over recent years our client has improved the house cosmetically to include floor to ceiling units set either side of the chimney breast to the lounge, a feature wall and exposed brick fireplace to the dining room, timber display shelving in the kitchen and full decoration. Furthermore, there has been some landscaping to include new fencing, a stone patio and the installation of a timber shed.

On entry, the accommodation includes a lounge with views over the front garden and a timber door leading to the dining room containing 'French' doors leading into the courtyard, fitted kitchen with integrated appliances and attractive timber shelving, whilst to the first floor, there are two bedrooms and a bathroom. Externally, there is a lawned garden to the front and an enclosed courtyard to the rear.

Entrance
Pedestrianised path leading to the entrance with courtesy lighting and a composite front door with a double glazed panel leading to the:

Lounge
11'6" x 10'11" (3.52m x 3.34m)
Floor to ceiling storage cupboards providing shelving storage set either side of the chimney breast, wood effect engineered flooring, cupboard housing the electric meter and consumer unit, central heating radiator and cover, PVC double glazed window overlooking the garden and a timber door with a tee hinge leading to the:

Dining Room
15'3" max x 11'7" (4.65m max x 3.55m)
Exposed brick fireplace with timber mantle and slate surround, continuation of the wood effect engineered flooring, staircase to upstairs with an exposed feature brick wall, PVC double glazed 'French' doors opening out onto the rear courtyard and a timber door leading to the:





Kitchen
8'11" x 6'9" (2.72m x 2.08m)
'Shaker' style kitchen fitted with a range of matching base level and drawer units complemented by timber display shelving. In addition, there are integrated appliances including a four ring gas hob with electric oven below and an illuminated chimney extractor above, furthermore, there are spaces for a washing machine and fridge/freezer. Continuation of the wood effect engineered flooring, one and a half bowl composite sink unit with mixer tap set in a treated timber surface with pale green tile splashback, inset lighting and a PVC double glazed window overlooking the rear

First Floor

Landing
8'2" x 2'8" (2.51m x 0.83m)
Timber doors with 'Suffolk' latches leading to the bedrooms.

Bedroom One
15'3" max x 11'7" (4.66m max x 3.55m)
PVC double glazed window overlooking the rear, central heating radiator with cover, access to the loft and a timber door leading to the:

En-Suite Bathroom
8'11" x 6'9" (2.72m x 2.07m)
White three piece suite with chrome fittings including a panelled bath with mixer shower head, thermostatic shower and screen, pedestal wash hand basin and a low level WC. Tiled flooring with contrasting tiled walls, wall mounted mirrored cabinet and a floor to ceiling cupboard with shelving storage and the 'Glow-worm Betacom 24' gas fired boiler. Inset lighting, PVC frosted double glazed window with a rear aspect, central heating radiator with cover and an extractor fan.

Bedroom Two
11'6" x 11'0" (3.53m x 3.36m)
PVC double glazed window overlooking the garden and a central heating radiator with cover.

Outside
Unusually, the front enjoys a walled and fenced garden which is predominantly laid to lawn, in addition to a stone patio with a timber shed. whilst at the rear there is a walled and fenced courtyard with stone flagging ideal for the hardstanding of garden furniture complemented with lighting and a cold water tap.

Tenure
Freehold.

Council Tax
Band 'A' - £1,602.02 (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 1HU

Possession
Vacant Possession upon Completion.

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