





Powell Street, Warrington

Cheshire

Two Bedrooms • Sought After Location • Open Plan Living • Integrated Appliances • Ideal Investment Opportunity • First Time Buyers • Rear Garden • Close To Local Amenities • No Onward Chain • Light And Airy

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR

As you enter this delightful home, you are welcomed by a hallway providing access to the accommodation beyond. The first room you encounter is the bright and inviting living room, beautifully illuminated by an elegant bay window that fills the space with natural light.

This comfortable room offers the perfect setting for relaxing and spending quality time with family and friends. Flowing seamlessly from the living room is the dining room, creating an ideal environment for both everyday living and entertaining guests.

Following the natural layout of the home, you will find the well-appointed kitchen, which benefits from ample worktop space and integrated appliances, making meal preparation a pleasure.

The ground floor is further enhanced by a convenient WC.



Ascending to the first floor, you will discover two generously proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. Serving the floor is the family bathroom, offering practicality for modern living, while an additional WC further enhances the convenience of this well-designed home.

GARDEN

To the rear of this home is a delightful garden, providing the perfect space to relax, enjoy the warm summer sunshine, and make the most of outdoor living. It features a generous sized paved area for outdoor dining.





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.

GENERAL INFORMATION

- Council Tax band: A
- Tenure: Leasehold
- EPC Energy Efficiency Rating: D











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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price. Items may be available under separate negotiation.

Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.