



Brindley Avenue, Warrington Cheshire

Three Bedrooms • Sought After Location • No Onward Chain • Charming Garden • Close To Local Amenities •
Modern Interiors • Light And Airy • Great Transport Links • Family Home • First Time Buyers



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by an inviting entrance hall that sets the tone for the accommodation beyond. The first room you encounter is the spacious lounge, bathed in natural light and providing the perfect setting for relaxing and unwinding after a busy day.

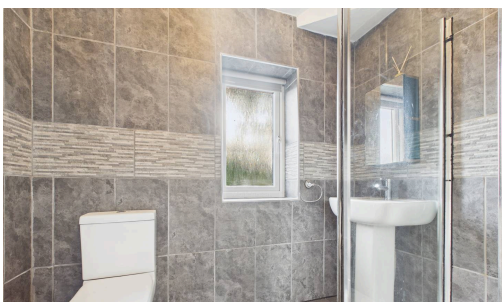
Following the natural flow of the home, you will find the well-appointed kitchen, offering ample worktop space and integrated appliances. This practical yet stylish area is ideal for preparing delicious home-cooked meals and enjoying everyday family life.

Ascending to the first floor, you will discover three generously sized bedrooms, each providing a comfortable and private retreat. Completing the accommodation is a modern family bathroom, thoughtfully designed to serve the home with both style and convenience.



GARDEN

To the rear of the property lies a beautifully presented garden, perfect for hosting family gatherings, entertaining guests, or simply soaking up the summer sunshine.



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: Freehold
- › EPC Energy Efficiency Rating: D

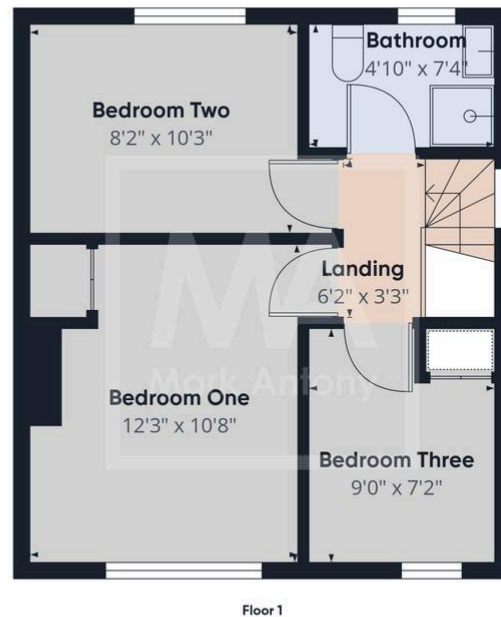
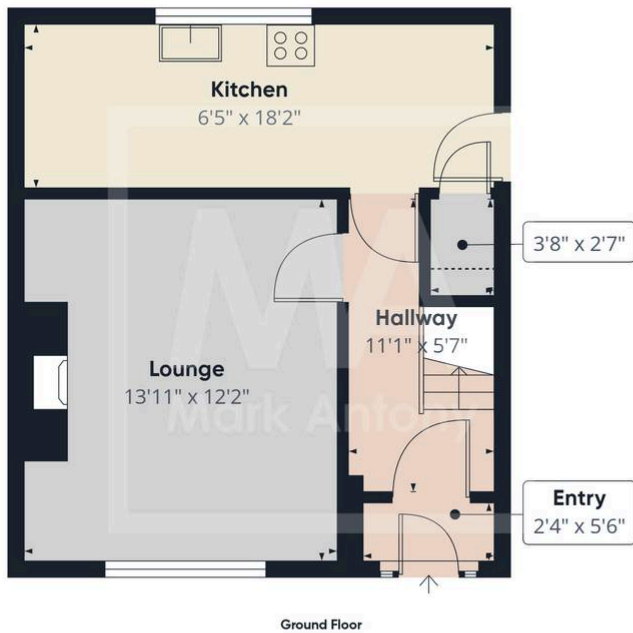




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Approximate total area^m
687 ft²

Reduced headroom
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.



Warrington's Highest Rated Agent

