



2a Hamilton Close, Warrington, Cheshire. WA4 1GP

Offers in Region of £270,000

Popular Semi-Detached Home | Three Generous Bedrooms | Fitted Wardrobes | Fitted Blinds |
Landscaped Gardens | Off Road Parking & Garage | Popular Location |





TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stunning Three Bedroom Semi-Detached Home with Detached Garage - This beautiful and modern three-bedroom semi-detached home is located in a desirable location and boasts an array of modern features and amenities. The property is arranged over two floors and comprises:

Ground Floor:

Spacious entrance hall

Separate lounge



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

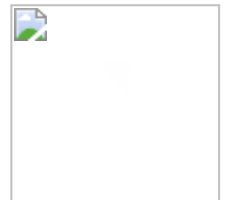
Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate.

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appliances, fitted wardrobes to all bedrooms, and contemporary blinds throughout. The property has been well-maintained and is in excellent condition throughout. The location is ideal, with easy access to local amenities, transport links, and schools. This property is perfect for families, first-time buyers, or anyone looking for a modern and stylish home.

Viewing is highly recommended to fully appreciate the quality of this stunning property. Contact us today to arrange a viewing.

LOCATION

Latchford is a small town located in Cheshire, England, and it has several local amenities to offer to its residents. Some of the local amenities in Latchford include:

Shops: Latchford has several shops, including convenience stores, grocery stores, and specialty shops.

Pubs and Restaurants: The town has a variety of pubs and restaurants, offering a range of cuisines from around the world.

Parks and Green Spaces: Latchford has several parks and green spaces, including Victoria Park and Latchford Locks, which provide opportunities for outdoor activities such as walking, running, and cycling.

Library: Latchford Library provides a range of services, including access to books, newspapers, and computers.

Community Centre: The Latchford Community Centre hosts a range of events and activities, including fitness classes, art exhibitions, and community groups.

Schools: Latchford has several primary and secondary schools, including Latchford St James Primary School, Latchford CofE Primary School, and Bridgewater High School.

Health Services: Latchford has several health services, including a doctor's surgery, a dental practice, and a pharmacy.

Public Transport: Latchford has good public transport links, including bus routes that connect to neighbouring towns and cities, and a railway station located in Warrington town centre.