

**65 Marbury Street  
Latchford WA4 1BW**



**FOR SALE BY AUCTION**  
(unless previously sold)

A TRADITIONAL END TERRACE HOUSE  
REQUIRING GENERAL IMPROVEMENT AND MODERNISATION  
BUT ALREADY WITH THE BENEFIT OF GAS FIRED CENTRAL HEATING  
AND DOUBLE GLAZING

AT THE DE VERE DARESBUY PARK HOTEL  
CHESTER ROAD, DARESBUY, WARRINGTON, WA4 4BB  
On THURSDAY 30<sup>th</sup> JULY 2009 at 3.00pm

(Subject to Conditions of Sale, which will be available for inspection at the offices of the  
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)

Marbury Street has traditionally been a popular residential area partly due to its proximity to both Stockton Heath village and Warrington town centre but also because, combined with that, is an even closer proximity to Victoria Park. This traditional style end of terrace house, built to a traditional design of brick elevations under a predominantly slate roof, offers great potential for an eventual purchaser to create a comfortable home yet already has the benefit of a gas fired central heating system and sealed unit double glazing set within low maintenance PVCu frames. The accommodation is arranged traditionally over two floors and, in brief, comprises: entrance vestibule, lounge, dining room, lean to kitchen on the ground floor with two double bedrooms at first floor level. Outside, there is an enclosed courtyard with an external W.C.

Latchford remains an ever popular suburb of Warrington town with village centre offering a varied selection of shopping facilities catering for most day to day requirements. Its popularity is also secured by the proximity it enjoys to both Stockton Heath village and Warrington town centre.

**DIRECTIONS:** Leave Stockton Heath and proceed over the Canterlever Bridge before turning left at the junction onto Station Road; following the road to the right and on into Wash Lane. At the junction, bear left onto Knutsford Road before taking the first left turn into Park Avenue. Continue to the end of Park Avenue before turning right into St Mary's Avenue. Proceed towards the end before turning left into Marbury Street where the property will be found on the left hand side.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

**LOUNGE** (front), 12'2" x 12'2" (3.71m x 3.71m). Having a tiled fire surround with raised tiled hearth and gas fire. Double glazed window to the front elevation. Radiator.

**DINING ROOM** (rear), 12'1" x 9'10" (3.70m x 2.99m). Window to the rear elevation, radiator, understair store cupboard. Gas fire. Enclosed staircase leading to first floor.

**LEAN TO KITCHEN**, 11'7" x 8'8" (3.54m x 2.65m). Wall and base unit housing stainless steel sink unit. Tiled floor. Double glazed window to the rear elevation. Radiator.

### FIRST FLOOR

#### SMALL LANDING AREA

**BEDROOM 1** (front), 12'2" x 12'2" (3.71m x 3.71m). Double glazed window to the front elevation, radiator. Wall mounted gas fired central heating combination boiler.

**BEDROOM 2** (rear), 11'7" x 9'6" (3.40m x 2.91m). Double glazed window to the rear elevation, radiator. Free standing shower cubicle. Built in store cupboard, further fitted cupboard storage.

### OUTSIDE

Enclosed yard area with W.C.

**SERVICES** All mains services are connected.

We must advise prospective purchasers that none of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports.

**ASSESSMENT** Council Tax Band 'A'.  
Warrington Borough Council

**TENURE** We are informed to be leasehold for the residue period of 999 years and subject to an annual ground rent of £1.06. This detail has not been confirmed from the Title Deeds.

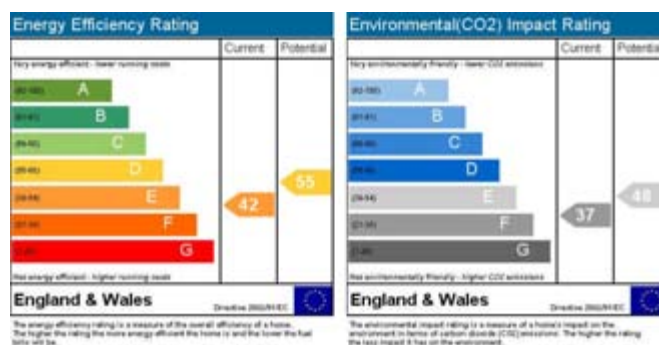
### VACANT POSSESSION UPON COMPLETION

**TO VIEW:** By appointment with the Agent's Stockton Heath Office.

### SOLICITOR:

Willetts Marsden Solicitors  
51 Wilson Patten Street  
Warrington WA1 1PG

Telephone: 01925 230020



KNUTSFORD: 01565 632618 HALE: 0161 928 7762 MACCLESFIELD: 01625 434111 NANTWICH: 01270 625162  
NORTHWICH: 01606 45514 STOCKTON HEATH: 01925 210021 TARPORLEY: 01829 733049 WILMSLOW: 01625 527181  
RURAL SERVICES DEPARTMENT: 01565 830395

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