FOR SALE

33 LOWER WASH ROAD, LATCHFORD, WARRINGTON, WA4 1PL



LOCATION

33 LOWER WASH ROAD, LATCHFORD, WARRINGTON, WA4 1PL

33 LOWER WASH LANE ENJOYS A CONVENIENT LOCATION WITHIN THE ESTABLISHED RESIDENTIAL AREA OF LATCHFORD, WARRINGTON. THE PROPERTY BENEFITS FROM A RANGE OF NEARBY LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS, AND EVERYDAY SERVICES, WHILST THE WIDER RETAIL, LEISURE, AND BUSINESS FACILITIES OF WARRINGTON ARE WITHIN EASY REACH.

THE LOCATION OFFERS GOOD ACCESS TO THE SURROUNDING ROAD NETWORK, WITH CONNECTIONS TO THE M6, M56, AND M62 MOTORWAYS PROVIDING LINKS TO MANCHESTER, LIVERPOOL, CHESTER, AND THE WIDER NORTH WEST. WARRINGTON'S RAILWAY STATIONS ALSO PROVIDE CONVENIENT CONNECTIONS TO MAJOR REGIONAL AND NATIONAL DESTINATIONS



PHOTOS

33 LOWER WASH ROAD, LATCHFORD, WARRINGTON, WA4 1PL









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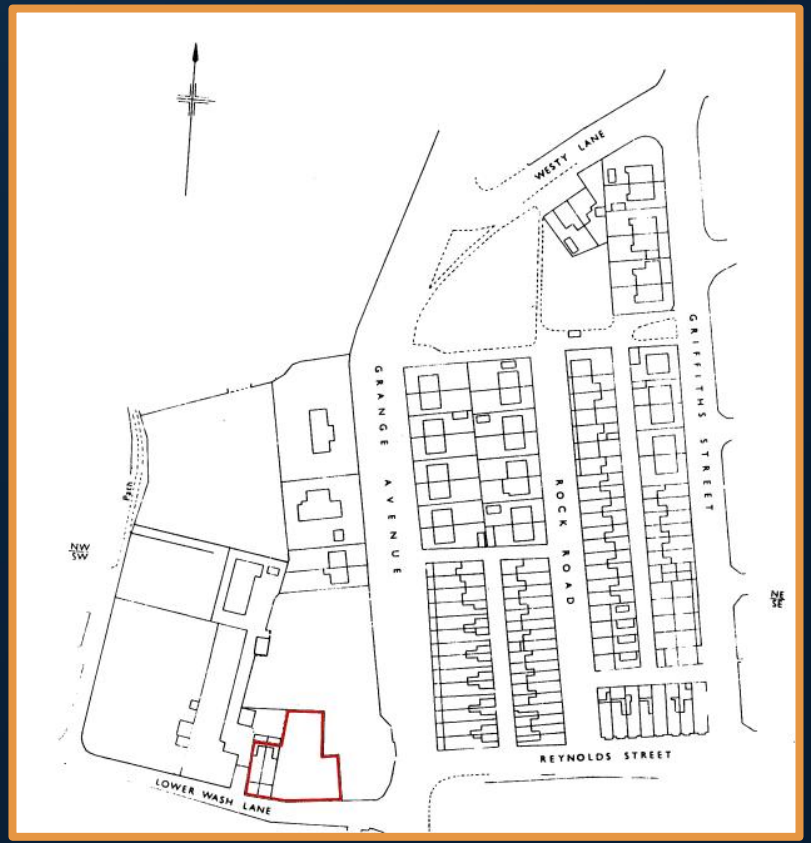






TITLE PLAN

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DETAILS

33 LOWER WASH ROAD, LATCHFORD, WARRINGTON, WA4 1PL

DESCRIPTION

- **DEVELOPMENT OPPORTUNITY!**
- PROMINENTLY POSITIONED JUST OUTSIDE OF WARRINGTON TOWN CENTRE
- ACCOMMODATION – CIRCA 0.2 ACRES
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES

TENURE

- FREEHOLD

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- OFFERS IN EXCESS OF £300,000 EXCLUSIVE OF VAT

ENQUIRIES

33 LOWER WASH ROAD, LATCHFORD, WARRINGTON, WA4 1PL

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