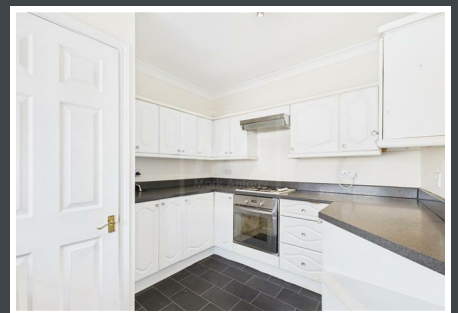
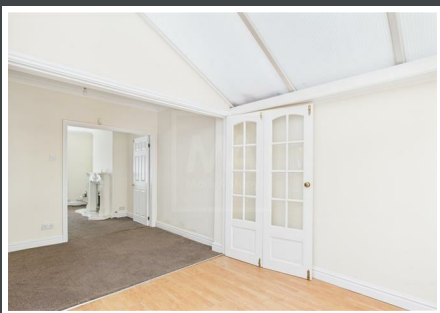




# Cumberland Street, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- First Time Buyers
- Ample Space
- Great Opportunity
- Spacious Garden
- Three Bedrooms
- Perfect for Investors
- Blank Canvas
- On Street Parking
- Close to Local Amenities

## INTERIOR

As you enter, you are met by a spacious lounge area, that offers a comfortable setting for relaxation. Through the lounge is a dining space, served by a hatch from the kitchen. On the other side of the dining room is one of the standout features of this home, which is a sun room, which invites natural light and offers a serene spot to enjoy your morning coffee or unwind after a long day.

The kitchen, while functional, serves as a blank canvas for those looking to add their personal touch and style. Adjacent to the lounge is a further living area, offering the potential to be knocked through to create a generous open space.

## GARDEN

The property also boasts a paved rear garden, providing a fantastic outdoor space for summer gatherings or simply enjoying the fresh air. To the front, is on-street parking, ensuring convenience for you and your guests. With local shops and amenities just a stone's throw away, this property is perfectly situated for those who appreciate the convenience of urban living while still enjoying a sense of community.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



## 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. The area is also within close proximity to a range of great schools.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** A

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

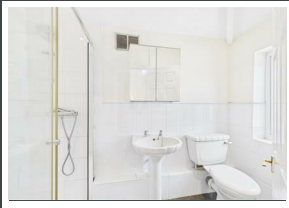
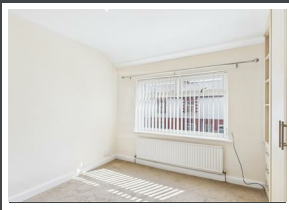
### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.







## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Ground Floor



Floor 1

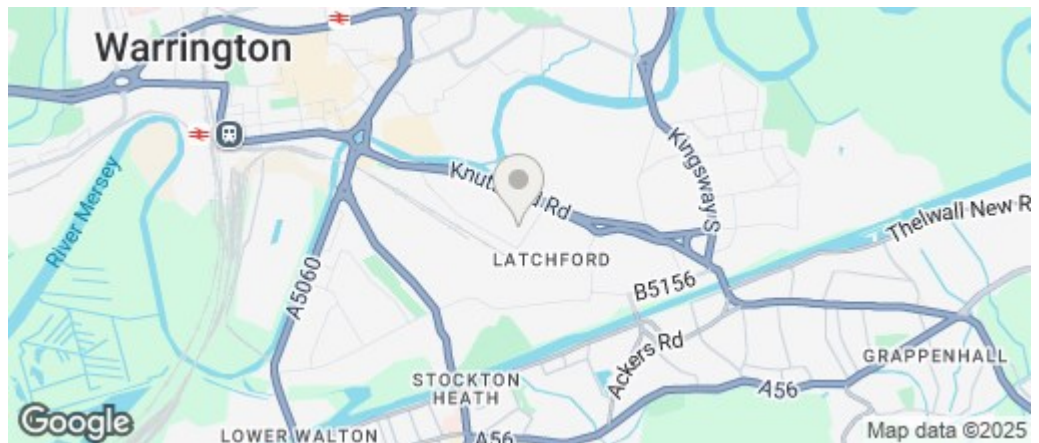


Approximate total area<sup>(1)</sup>  
1057.25 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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