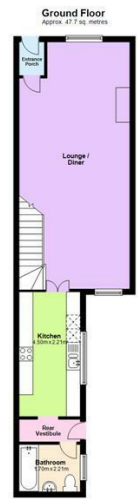


# Warrington



Total area: approx. 89.8 sq. metres

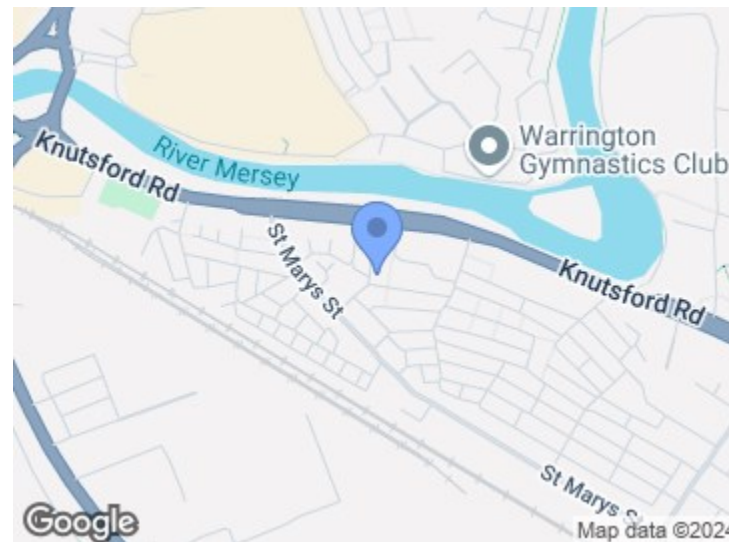
## Location

Victoria Park is an open space beside the Mersey, with a modern sports stadium and a skateboard park. It contains a large Georgian manor house, previously the Old Warps maternity hospital, subsequently converted into flats. Nearby is a narrow Victorian suspension bridge, Howley Bridge, which provides pedestrian access between Howley and Latchford.

Victoria Park is on the site of the Old Warps Estate. To mark the Diamond Jubilee of Queen Victoria the park was named "Victoria Park". The Georgian manor house "Old Warps" still stands and has been converted to a restaurant.

Victoria Park has a large running track which is the home of Warrington Athletic Club, and has bowling greens, a skate-park and various other leisure facilities. A 5 km run against the clock is organised by the group Parkrun most Saturday mornings.[5] Old Manor Lock marks the northern end of the park.

Victoria Park has also been used for the past 2 years for a new festival called Neighbourhood Weekender, which is an extended, larger version of the Neighbourhood inner-city festival in Manchester, and has taken place on May bank holiday, in 2018 and 2019.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         | 77        |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



THREE BEDROOMS | TWO BATH/SHOWER ROOMS | OPEN PLAN ACCOMODATION | REAR COURTYARD | REQUIRING MODERNISATION | This extended mid-terrace property offers accommodation over two floors including open plan Lounge / Diner, Kitchen, Rear Vestibule and downstairs Family Bathroom. The first floor presents three bedrooms and a family shower room. No chain, viewing advised.

£155,000

# Warrington Miller Street



## Accommodation

Extended accommodation over two floors, comprising through lounge / Diner, Kitchen, downstairs Bathroom and rear vestibule. The first floor comprises three bedrooms and a family shower room. Externally there is a rear yard flagged in the main. The property requires modernisation internally.

## Entrance Porch

3'3" x 3'11" (1m x 1.2m)

PVC Frosted and panelled front door, Laminate wood effect flooring opening onto the Lounge / Diner.

## Lounge / Diner

29'2" x 13'1" (8.9m x 4m)

PVC Windows to the front and rear elevations, Laminate wood effect flooring, Dado Rail, ceiling coving, Feature gas fireplace with marble hearth, cupboard housing the utility metres, stairs leading to the first floor and access to the:

## Kitchen

14'9" x 6'10" (4.5m x 2.1m)

Fitted with a range of matching eye and base level units complimented with a roll top worksurface. The Kitchen comprises four ring gas cooker with oven below and extractor above, tiled flooring, PVC Window to the side elevation, Stainless Steel One and a half bowl sink with Chrome mixer tap and drainer, Washing machine, space for dryer, access to the:

## Rear Vestibule

6'10" x 2'7" (2.1m x 0.8m)

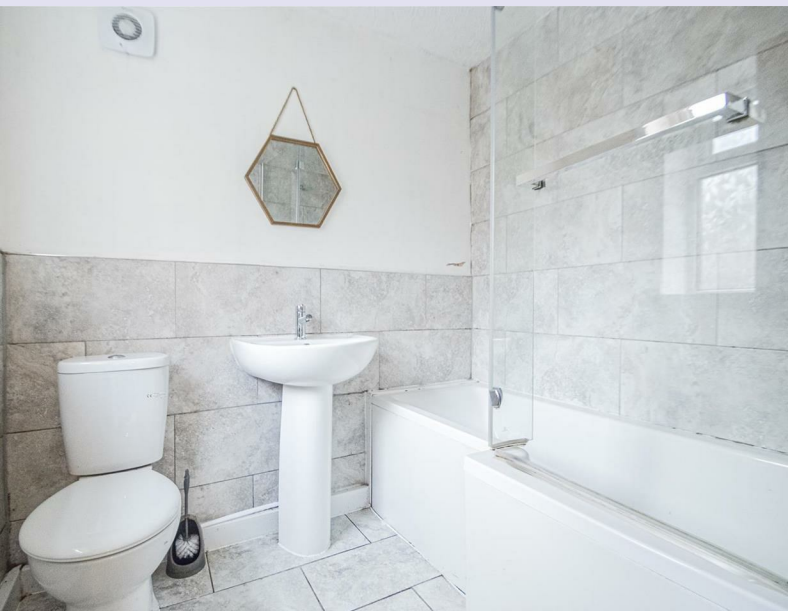
Ideal area for cloaks and shoe storage, further access to the Bathroom and PVC Frosted door opening onto the rear garden.

## First Floor

### Landing

16'7" x 5'6" (5.08m x 1.7m)

Ceiling light and loft access



## Outside

Flagged rear yard with brick boundaries and garden gate to the rear elevation; providing access to a service road for bin storage.

## Tenure

Leasehold with a 999 year lease

## Council Tax

Tax Band 'B'

## Local Authority

Warrington Borough Council

## Services

No tests have been made of main services, heating systems or associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchasers is advised to obtain verification from their solicitor or surveyor.

## Possession

Vacant possession upon completion

## Viewing

Strictly by appointment with Cowdel Clarke on 01925 600200

## Bedroom One

13'5" x 12'1" (4.09m x 3.7m)

PVC Window to the front elevation, integrated wardrobes with hanging and shelving space, wood effect laminate flooring & central heating radiator.

## Bedroom Two

16'8" x 7'6" (5.09m x 2.3m)

Laminate wood effect flooring, PVC Window to the rear elevation, central heating radiator & ceiling light.

## Shower Room

9'6" x 3'10" (2.9m x 1.19m)

Vinyl tile effect flooring, enclosed shower unit with Chrome attachments and control unit, low level W.C, Pedestal hand wash basin with chrome taps, PVC Frosted window to the side elevation.

## Bedroom Three

14'7" x 6'7" (4.45m x 2.01m)

PVC Window to the rear and side elevations, central heating radiator and ceiling light.