

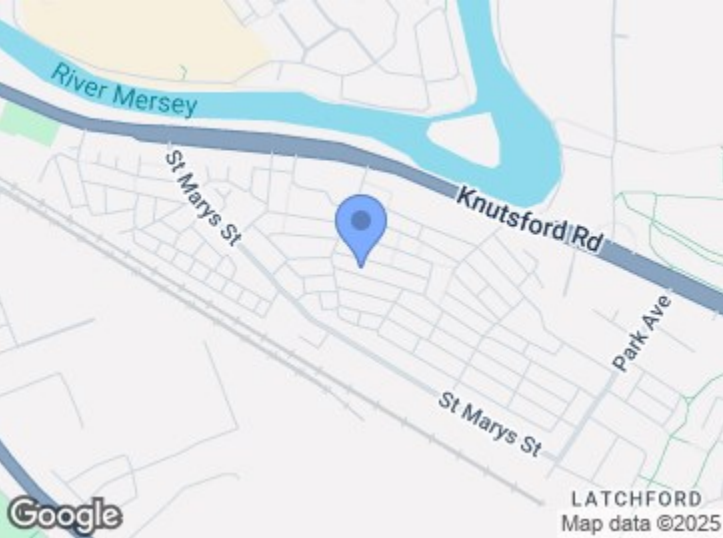
Location

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		91
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FRESHLY RENOVATED THROUGHOUT I NEW KITCHEN & BATHROOM I TWO BEDROOM TERRACE I REAR COURTYARD I EVER POPULAR VICTORIA PARK LOCATION. This immaculate two-bedroom terrace offers larger than average accommodation. The ground floor comprises a open-flow Lounge to Dining Kitchen with a range of matching fitted units and New Bathroom. To the first floor, the dwelling has been configured to provide two good-sized bedrooms and to the rear you will find the courtyard. AVAILABLE ASAP

Cumberland Street



Accommodation

Ground Floor

Lounge

12'2" x 12'1" (3.709m x 3.707m)

Accessed through a PVC door into a generously sized room benefiting from a feature fireplace and hearth with wood affect vinyl flooring, gas central heating radiator and PVC double glazed window to the front elevation.

Dining Kitchen

12'2" x 11'2" (3.712m x 3.406m)

Fitted with a range of base, drawer and eye level units with appliances including four ring induction hob with tiled splashback, chrome chimney extractor fan above and a oven & grill below, 'Bosch' fridge/freezer and 'Hoover' washing machine. Stainless steel single sink drainer unit with chrome mixer tap, set in a contrasting roll edge work surface. Wood affect vinyl flooring with gas central heating radiator and PVC double glazed window to the rear elevation



Rear Vestibule

4'0" x 3'4" (1.24m x 1.022m)

Vinyl flooring, spacious storage cupboard with built-in shelving, providing access to the bathroom & courtyard.

Bathroom

9'5" x 6'1" (2.874m x 1.866m)

Three pieces suite including a paneled bath with mixer shower head, wash hand basing sat within a unit with storage below, and a low-level WC with a chrome mixer 'push button' flush. Tiled walls with contrasting tiled flooring. Chrome towel rail, gas central heated radiator, and frosted PVC double glazed window to the side elevation.



First Floor

Landing

8'8" x 2'8" (2.652m x 0.813m)

Carpeted flooring with light fitting, providing access to both bedrooms.



Bedroom One

12'2" x 12'1" (3.713m x 3.707m)

Featuring a front aspect with a PVC double glazed window to the front elevation, wood paneled flooring with gas central heating radiator.

Bedroom Two

12'2" x 11'1" (3.713m x 3.397)

Featuring a rear aspect with a PVC double glazed window to the rear elevation, wood paneled flooring with gas central heating radiator and housing the 'Ideal Logic+' combination boiler.

Outside

To rear you will find a small courtyard area with concrete flooring and rear gate access.

Council Tax

BAND 'A' - from April 1st 2025 £1,493.22 (2025/2026)

Local Authority

Warrington Borough Council



Postcode

WA4 1HB

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.