

Victoria Park



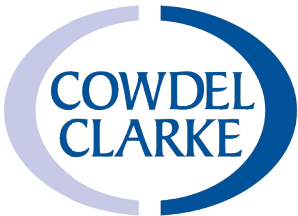
'VICTORIA PARK' Location | Mid Terrace | CAST IRON FIREPLACE to the LOUNGE | GENEROUS Dining Kitchen | TWO DOUBLE Bedrooms. Set within this popular area, this period property comprises an entrance vestibule, lounge positioned to the front, dining kitchen, rear vestibule, bathroom whilst to the first floor there are two double bedrooms. Externally, there is a walled rear yard with gated access.

£139,950



Tel: 01925 600 200

Victoria Park Slater Street



Occupying an increasingly popular location for a wide range of buyers, this mid-terrace home affords accommodation presented over two storeys including an entrance vestibule, lounge featuring a cast iron fireplace, dining kitchen, rear vestibule and bathroom. The first floor comprises two double bedrooms. Externally, there is an enclose yard with timber shed and gate to the service road at the rear.

Accommodation

Ground Floor

Entrance Vestibule

3'8" x 3'0" (1.13m x 0.93m)
Accessed through an original style front door with a half moon frosted glazed panel and a further door to the:

Lounge

14'1" x 12'2" (4.31m x 3.71m)
Cast iron fireplace with a tile inset, hearth and painted carved surround, ceiling coving, dado rail, laminate flooring, PVC double glazed window to the front elevation, meter cupboard and a central heating radiator.

Dining Kitchen

14'0" x 13'0" (4.29m x 3.97m)
Range of base, drawer and eye level units, in addition to a four ring electric hob set into the chimney breast with tiled splashback and an oven below. Stainless steel single sink drainer unit with mixer tap set in a heat resistant work surface with tiled splashback, spaces for both a washing machine and fridge/freezer. Staircase to the first floor with a storage cupboard below, laminate flooring, ceiling coving, PVC double glazed window to the rear elevation and an extractor fan.

Rear Vestibule

7'1" x 3'3" (2.16m x 1.01m)
Floor to ceiling storage cupboard providing storage and housing the 'Worcester' gas boiler, vinyl flooring, ceiling coving, PVC frosted double glazed door to the side elevation and a further door to the:

Bathroom

6'9" x 5'2" (2.07m x 1.58m)
Panelled bath with a shower above and screen, pedestal wash hand basin and a low level WC. Tiled walls, panelled ceiling, vinyl flooring, extractor fan and a central heating radiator.

First Floor

Landing

10'6" x 2'7" (3.22m x 0.80m)

Bedroom One

14'3" x 12'2" (4.35m x 3.73m)
Double glazed window to the front elevation, ceiling coving and a central heating radiator.

Bedroom Two

13'10" x 9'11" (4.23m x 3.04m)
Walk-in wardrobe providing hanging and shelving space, double glazed window to the rear elevation, ceiling coving and a central heating radiator.

Outside

The rear comprises a walled yard, timber shed and courtesy gate opening onto the service road at the rear.

Tenure

Leasehold with a Term of 997 years from 2nd February 1902 with a nominal ground rent, dated 25th March 1902.

Council Tax

Band 'A' - £1,493.22 (2025/2026)

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 purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

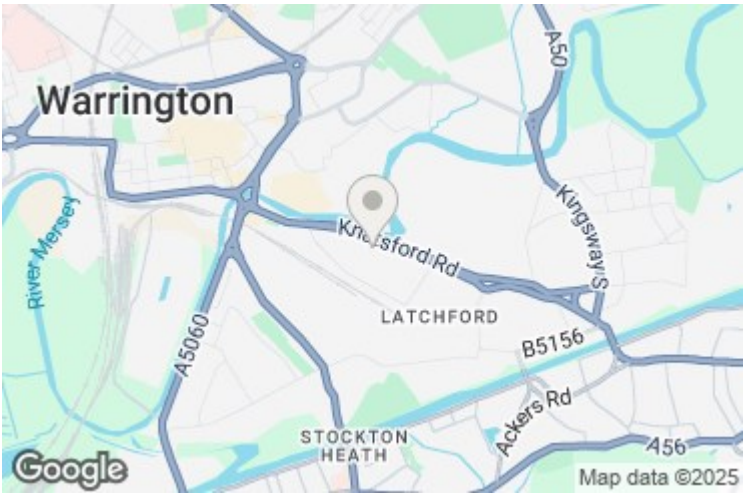
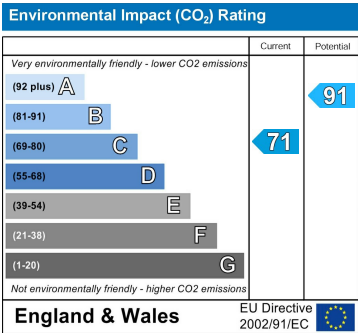
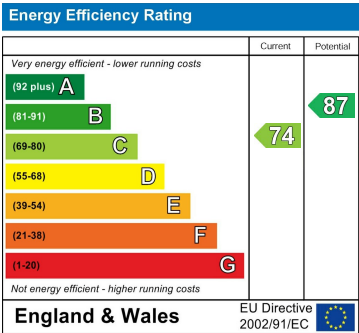
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Possession

Vacant Possession upon Completion.

Viewing

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



Total area: approx. 73.1 sq. metres (786.8 sq. feet)