

# Victoria Park



TRADITIONAL Semi | CONSERVATORY Extension | White HIGH GLOSS Kitchen | LANDSCAPED Garden | Relaid PRESSED CONCRETE Drive. Occupying a popular location, this semi-detached property comprises an entrance canopy, hallway, lounge with a feature fireplace, kitchen, and conservatory whilst to the first floor, there are three bedrooms and a shower room. Driveway parking and low maintenance gardens.

£210,000

Tel: 01925 600 200

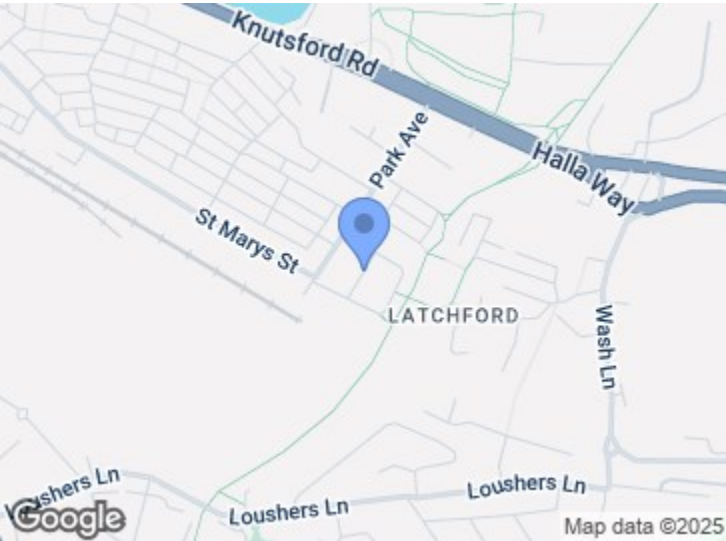
## Location

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.

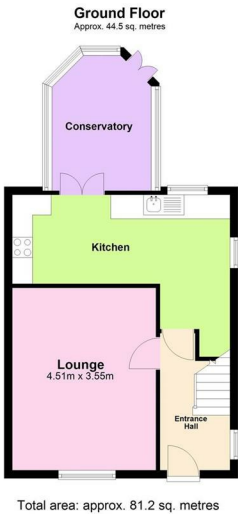
Victoria Park has a large running track which is the home of Warrington Athletic Club, and has bowling greens, a skate-park and various other leisure facilities. A 5 km run against the clock is organised by the group Parkrun most Saturday mornings.[5] Old Manor Lock marks the northern end of the park.

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                                   |  |                         |           |
| (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 <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 |           |



# Victoria Park Cedar Grove



Occupying a backwater of what is known locally as 'Victoria Park', this semi-detached offers extended accommodation combined with some landscaping including a compressed concrete driveway to the front with an adjacent gravelled feature whilst to the rear, there is a low maintenance garden with themed areas.

In brief, the accommodation comprises an entrance canopy, hall, lounge with feature fireplace, kitchen complete with white high gloss units and a conservatory. The first floor includes three bedrooms and a shower room.

## Accommodation

### Ground Floor

#### Entrance Canopy

#### Entrance Hallway

13'5" x 5'8" (4.10m x 1.73m)

Accessed through a 'Composite' front door, laminate flooring, staircase to the first floor with storage housing the gas meter, electricity meter and the electrical consumer unit, PVC double glazed window to the side elevation and a central heating radiator.

#### Lounge

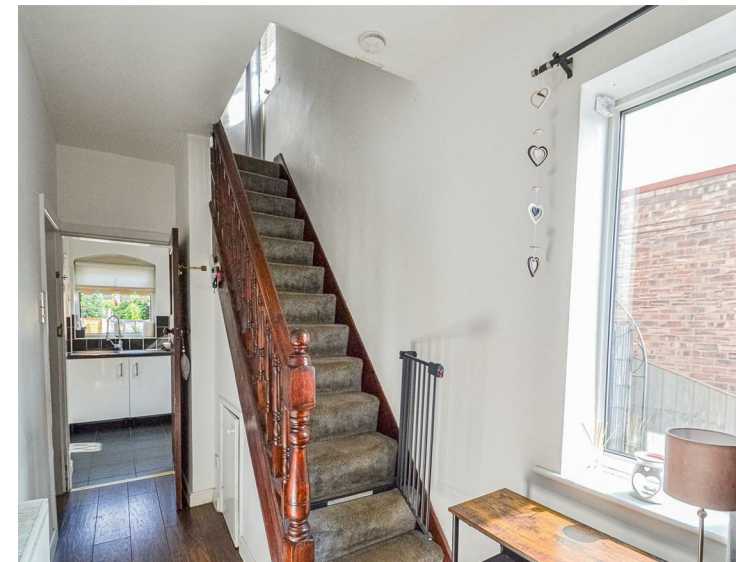
14'7" x 11'7" (4.47m x 3.55m)

Hole in the wall fireplace with a marble surround, matching hearth and a living flame coal effect gas fire, laminate flooring, picture rail, PVC double glazed window to the front elevation and a central heating radiator.

#### Kitchen

17'10" x 7'2" (5.45m x 2.20m)

Fitted with a range of matching base, drawer and eye level units finished in a high gloss white, in addition to a stainless steel single sink drainer unit with mixer tap set in a heat resistant, roll edge work surface with tiled splashback. Tiled flooring, spotlights, gas cooker point with an illuminated chimney extractor above, space for a fridge, freezer and washing machine and a cupboard housing the 'Ideal Instinct 2 Combi Boiler 30' wall mounted boiler, PVC double glazed window to the rear together with two PVC leaded double glazed windows to the side elevation and PVC double glazed 'French' doors leading to the:



#### Conservatory

10'11" x 8'1" (3.33m x 2.47m)

PVC double glazed windows to the rear elevation and both side elevations, PVC double glazed 'French' doors opening out onto the garden, tiled flooring and two wall light points.

#### First Floor

#### Landing

6'8" x 6'6" (2.05m x 2.00m)

Loft access and a PVC frosted double glazed window to the side elevation.

#### Bedroom One

12'9" x 10'8" (3.90m x 3.26m)

Cast iron fireplace with a tile hearth, laminate flooring, picture rail, PVC double glazed window to the front elevation and a central heating radiator.

#### Bedroom Two

11'1" x 8'1" (3.38m x 2.47m)

Laminate flooring, PVC double glazed window to the rear elevation and a central heating radiator.

#### Bedroom Three

9'3" x 6'9" (2.84m x 2.06m)

Storage cupboard with shelving, laminate flooring, PVC double glazed window to the front elevation and a central heating radiator.

#### Shower Room

8'4" x 4'5" (2.55m x 1.37m)

Three piece suite including a tiled enclosure with a thermostatic shower, pedestal wash hand basin with a mirrored cabinet above and a low level WC Tiled flooring with contrasting tiled walls, chrome ladder heated towel rail and a frosted PVC double glazed window to the side elevation

#### Outside

The rear fenced garden is centred around low maintenance with an artificial grassed area, flagged patio area ideal for the hardstanding of garden furniture, covered pergola with decking and a cold water tap. Furthermore, there is a timber shed with light and power. The front features a compressed concrete driveway with an adjacent gravelled feature set behind a dwarf brick wall.

#### Tenure

Leasehold, dated 9 July 1928 with a Term of 999 years (less 7 days) from 19 April 1927 with an Annual Ground Rent of £2.75 payable to 'Crompton Group'

#### Council Tax

Band 'B' - £1,742.09 (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

WA4 1EJ

#### 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.