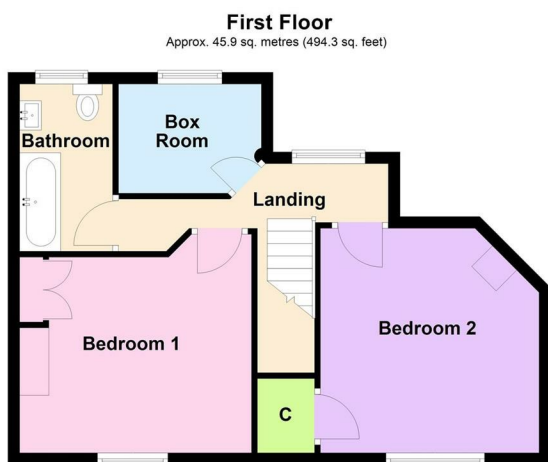
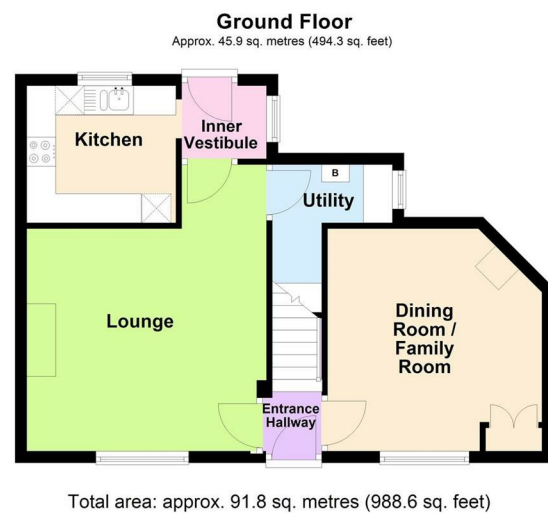
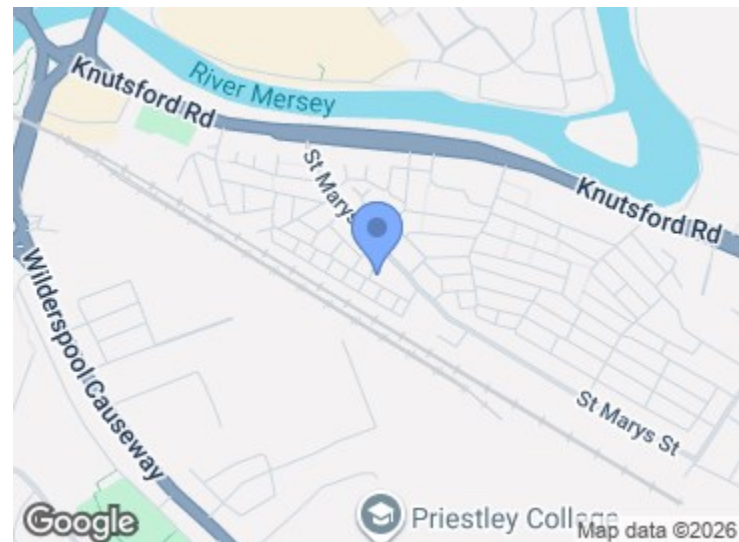




Location

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.



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 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	



POPULAR RESIDENTIAL LOCATION | MODERN BATHROOM | TWO GOOD-SIZED RECEPTION ROOMS | EXCELLENT TRANSPORT LINKS | The ground floor comprises an entrance hallway, family room, lounge, kitchen, rear vestibule, utility room and access to the first floor which includes two bedrooms, box room and a family bathroom. Externally there is a great sized courtyard with large storage unit. Locally there is an abundance of amenities including Victoria Park, Latchford Village, Stockton Heath Village and Warrington Town Centre.

Marbury Street



Accommodation

Entrance Hallway

10'5" x 3'2" (3.181m x 0.980m)

'Composite' front door, tile effect vinyl flooring and staircase to the first floor.

Lounge

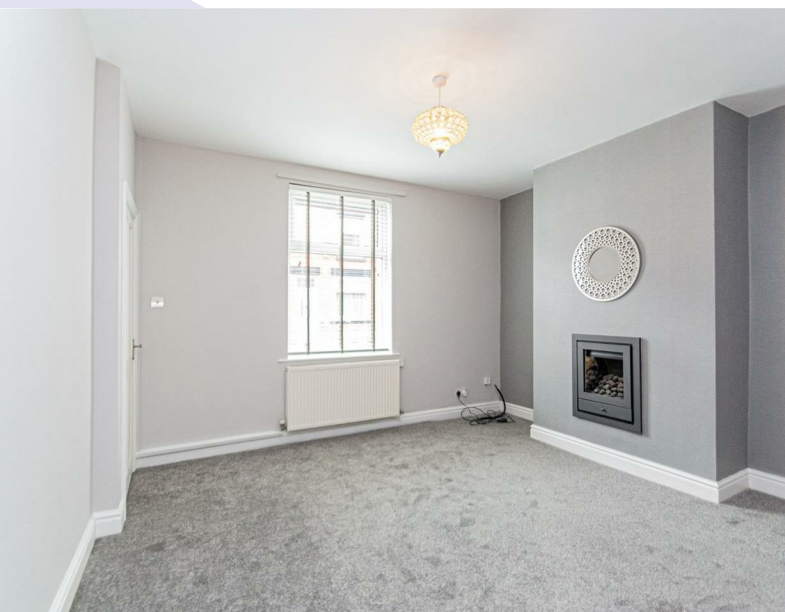
13'6" x 16'2" (4.127m x 4.933m)

PVC double glazed window to the front elevation, feature fireplace and gas central heating radiator. TV/Internet points, carpeted flooring and light fixture.

Family Room

12'2" x 12'1" (3.727m x 3.687m)

PVC double glazed window to the front elevation, gas central heating radiator with purpose built storage also housing the gas/electric meters and consumer unit. Further complimented with TV point, carpeted flooring and light fixture.



Kitchen

7'8" x 8'5" (2.357m x 2.574m)

Fitted with a range of matching base, drawer and eye level units with integrated appliances including a four ring gas hob with chimney extractor fan above, dishwasher and oven/grill below. One and a half stainless steel sink draining unit with chrome mixer tap set in a heat resistant roll edge work surface with tiled splashback. Tiled flooring, light fixture, PVC double glazed window to the rear elevation and 'Composite' door leading to the rear courtyard.

Utility

8'4" x 6'9" (2.544m x 2.068m)

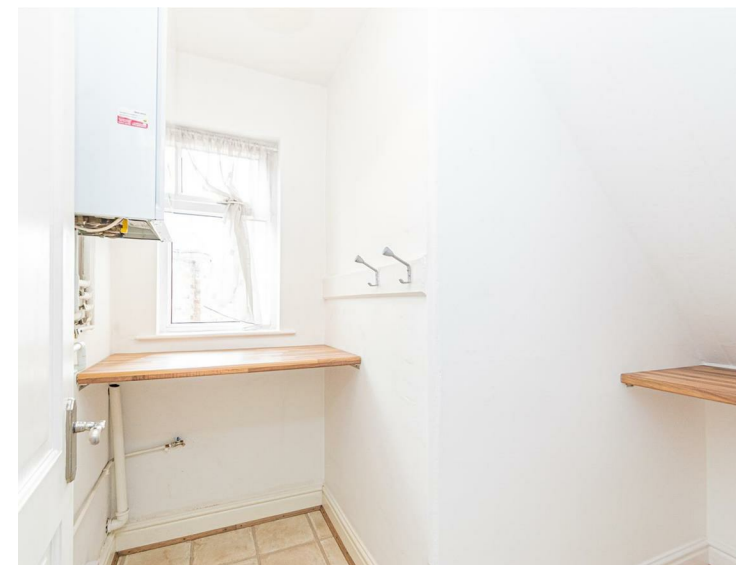
PVC double glazed window to the side elevation, floating work surfaces with space below for washing machine, tiled effect vinyl flooring and the 'GLOWWORM' gas boiler.

First Floor

Landing

15'2" x 3'5" (4.635m x 1.061m)

PVC double glazed window to the rear elevation, carpeted flooring and light fixture.



Bathroom

9'4" x 5'2" (2.846m x 1.592m)

Three piece suite including a panelled bath with mixer shower head and screen, wash hand basin with matt black mixer tap and low-level WC with chrome 'push button' flush. Tiled walls and contrasting flooring, matt black ladder heated towel rail and a frosted PVC double glazed window to the rear elevation with inset lighting.



Bedroom One

15'3" x 11'7" (4.664m x 3.535m)

Continued carpeted flooring, PVC double glazed window to the front elevation, gas central heating radiator, purpose built storage and light fixture.

Bedroom Two

12'3" x 12'1" (3.741m x 3.707m)

Continued carpeted flooring, PVC double glazed window to the front elevation, gas central heating radiator, storage cupboard and light fixture.

Box Room

7'3" x 6'5" (2.233m x 1.971m)

Wood effect panelled flooring, PVC double glazed window to the rear elevation, gas central heating radiator and hanging light fixture.

Outside

To rear, there is a generous, low maintenance courtyard further benefitting from a large storage unit, whilst to the front is on road parking.

Council Tax

Local Authority

Warrington Borough Council

Postcode

WA4 3DW

Viewing

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