



MID-TERRACED PROPERTY | RECENTLY FITTED CARPETS & FRESH PAINT THROUGHOUT | EXCELLENT MOTORWAY LINKS | STONES THROW FROM VICTORIA PARK & STOCKTON HEATH | This well-presented property comprises an entrance vestibule, lounge with attractive feature fire, dining room, kitchen, rear vestibule, family bathroom and two good-sized bedrooms. The property benefits from gas central heating and double-glazed PVC.

£850 Per Month



Tel: 01925 600 200

Cumberland Street

Accommodation

This property boasts immaculate and well proportioned accommodation which is offered 'To Let' over two storeys, briefly comprising an entrance vestibule, leading to a spacious open-plan lounge/dining area, kitchen, rear vestibule and bathroom. To the first floor, two double bedrooms. Externally, you will find a small rear courtyard with access to the back road. An internal inspection is highly recommended at the earliest opportunity.

Ground Floor

Entrance Vestibule

3'1" x 3'3" (0.962m x 1.002m)

Lounge & Dining Area

22'0" x 12'0" (6.706m x 3.682m)

A light and airy room featuring PVC double glazed windows to both the front and rear elevation, further complimented with the recent renovations with new flooring and a fresh coat of paint. Feature Fireplace, corner units and two gas central heated radiators.

Kitchen

12'11" x 6'8" (3.943m x 2.035m)

Fitted with a range of base, drawer and eye level units with space for appliances, 4 ring hob with oven below and chrome 'chimney' extractor fan above, chrome sink with drainer and chrome mixer taps, all set with a wood affect work surface with tiled splashback. PVC double glazed window to the side elevation.

Rear Vestibule

2'11" x 5'5" (0.891m x 1.658m)

Storage cupboard.

Bathroom

6'10" x 5'7" (2.097m x 1.718m)

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

First Floor

Landing

Carpeted flooring with hanging light fixture.

Bedroom One

12'2" x 12'2" (3.726m x 3.713m)

New carpeted flooring, PVC double glazed window to the front elevation and gas central heating radiator.

Bedroom Two

10'3" x 9'1" (3.144m x 2.786m)

New carpeted flooring, PVC double glazed window to the rear elevation and gas central heating radiator.

Outside

To the rear is a small courtyard with a gate leading the back road.

Council Tax

Band 'A' - £1,493.22 (2025/2026)

Local Authority

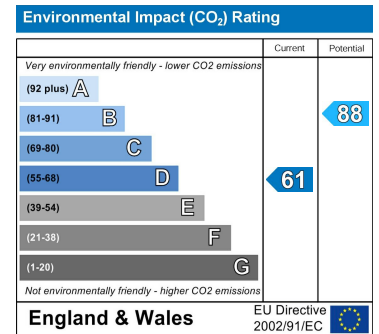
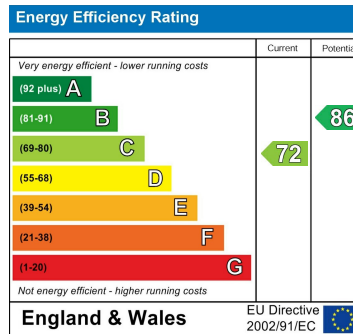
Warrington Borough Council

Postcode

WA4 1EZ

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.



Ground Floor
Approx. 64.5 sq. metres (697 sq. feet)



First Floor
Approx. 24.4 sq. metres (263 sq. feet)



Total area: approx. 66.2 sq. metres (712.7 sq. feet)