



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 a 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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		88
(81-91) B		
(69-80) C		61
(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

