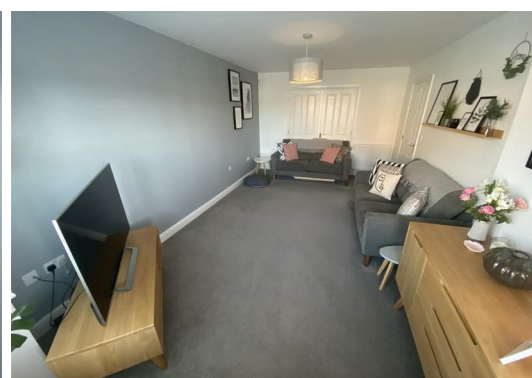
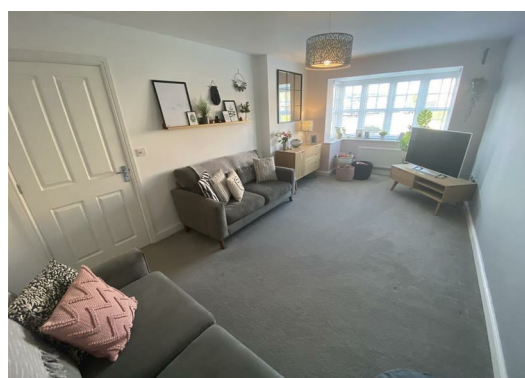




Wright Marshall
Estate Agents

119 WESTERN WAY, WINNINGTON VILLAGE,
NORTHWICH CW8 4YL

ASKING PRICE £320,000



Break FREE with this superb FREEHOLD family home located on the ever popular Winnington Village Development. Beautifully presented throughout the accommodation of this superb property includes: hallway, WC, lounge, dining room, kitchen diner and utility room to the ground floor and four double bedrooms, ensuite shower room and family bathroom to the first floor. Externally there is an enclosed landscaped rear garden and driveway providing off road parking for two cars! Call us on 01606 41318 to book your viewing!

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Entrance Hallway

Accessed via double glazed front entrance door. Stairs to the first floor. Under stairs storage cupboard. Radiator. Doors to WC, Lounge & Kitchen.

WC

Fitted with a two piece suite including low level WC and wash hand basin. Double glazed window to the front elevation. Radiator.

Lounge

19'6 x 10'9 (5.94m x 3.28m)

Double glazed bay window to the front elevation. Two Radiators. Double doors leading through to the dining room.



Dining Room

10'3 x 9'6 (3.12m x 2.90m)

Double glazed window to the rear elevation. Radiator. Double doors leading through to the lounge.



Kitchen Diner

16'6 max x 9'7 max (5.03m max x 2.92m max)

Fitted with a range of wall, drawer and base units with work surfaces above. Inset stainless steel and drainer with mixer tap. Integrated under counter fridge and freezer. Integrated high level oven. Integrated Dishwasher. Inset four ring gas hob with extractor fan above. Double glazed window to the rear

elevation. Double glazed french doors to the rear elevation. Inset spotlights. Radiator. Door to Utility Room.



Utility Room

9'4 x 4'9 (2.84m x 1.45m)

Fitted with a range of base units with work surfaces above. Inset stainless steel sink and drainer with mixer tap. Radiator. Space for Washing Machine and Tumble Dryer, Double glazed door to the side elevation.

Landing

Double glazed window to the front elevation. Loft access. Cupboard housing hot water tank.



Master Bedroom

14'1 x 11'4 (4.29m x 3.45m)

Double glazed window to the front elevation. Vaulted ceiling. Range of fitted wardrobes. Radiator. Door to Ensuite.



Ensuite Shower Room

8'3 max x 4'7 max (2.51m max x 1.40m max)

Fitted with a three piece suite including Low level WC, wash hand basin and shower cubicle. Heated towel rail. Part tiled walls. Inset spotlights. Extractor fan. Double glazed window to the side elevation.



Family Bathroom

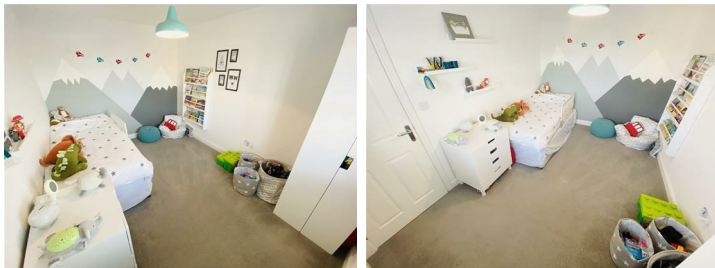
7'7 x 7'6 (2.31m x 2.29m)

Fitted with a three piece suite including Low level WC, wash hand basin and panelled bath. Part tiled walls. Heated towel rail. Inset spotlights. Extractor fan. Double glazed window to the rear elevation.

Bedroom Two

12'3 x 8'8 (3.73m x 2.64m)

Double glazed window to the front elevation. Radiator.



Bedroom Three

10'3 x 8'8 (3.12m x 2.64m)

Double glazed window to the rear elevation. Radiator.



Bedroom Four

9'8 x 8'8 (2.95m x 2.64m)

Double glazed window to the rear elevation. Radiator.

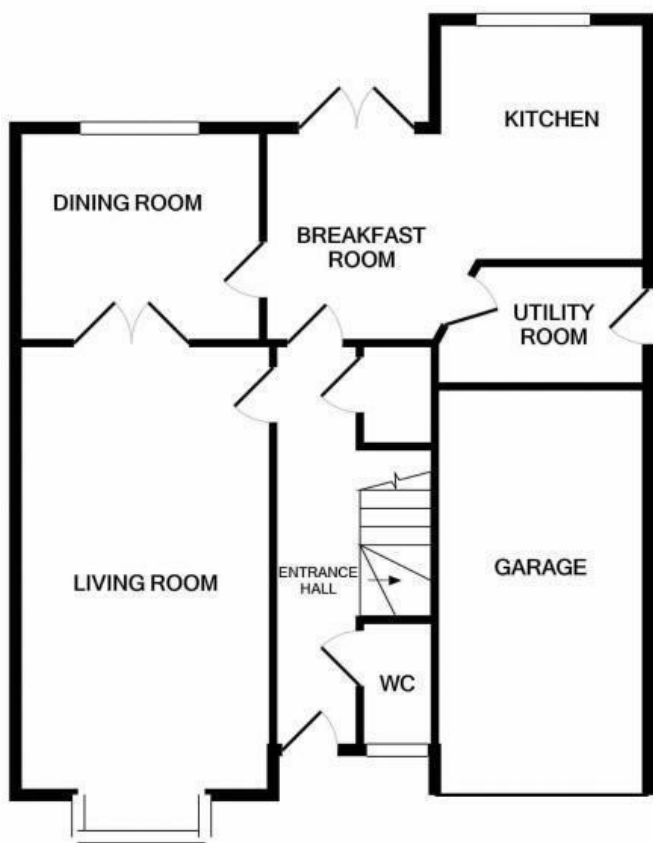
Externally

To the front elevation there is off road parking for two cars and a front garden with lawned area and planting border. To the rear elevation there is an enclosed garden with paved patio leading to lawned garden and play area. Side access gate.

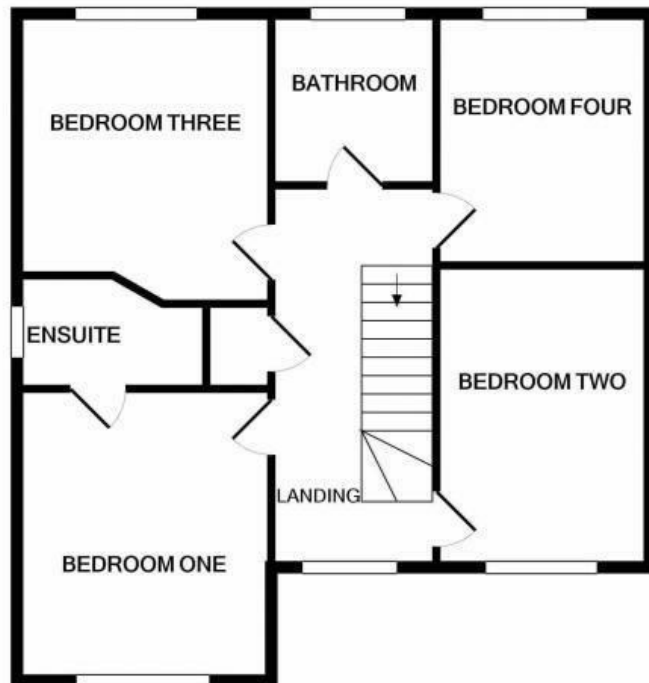


Integrated Garage

Up and over door to the front elevation. Courtesy door to the side elevation. Power & Light. Wall mounted central heating boiler.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 (CO₂) 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		



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