



**Wright Marshall**  
Estate Agents

20 SHELLEY AVENUE, WINCHAM, NORTHWICH  
CW9 6PH

**ASKING PRICE £230,000**



Calling all "Hinchers"! Hinch yourself Happy with this stunning property that even the queen of clean herself would be proud to call home!! This beautiful semi detached property is located in the popular village of Wincham and has accommodation that includes: hallway, open lounge diner and kitchen to the ground floor and three bedrooms and bathroom to the first floor. Externally there is off road parking, detached garage and enclosed rear garden! Call us on 01606 41318 to book your viewing!



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### Hallway

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

### Lounge / Dining Room

22'6 x 11'6 (6.86m x 3.51m)

Double glazed window to the front elevation. Double glazed sliding doors to the rear elevation. Two radiators.



### Kitchen

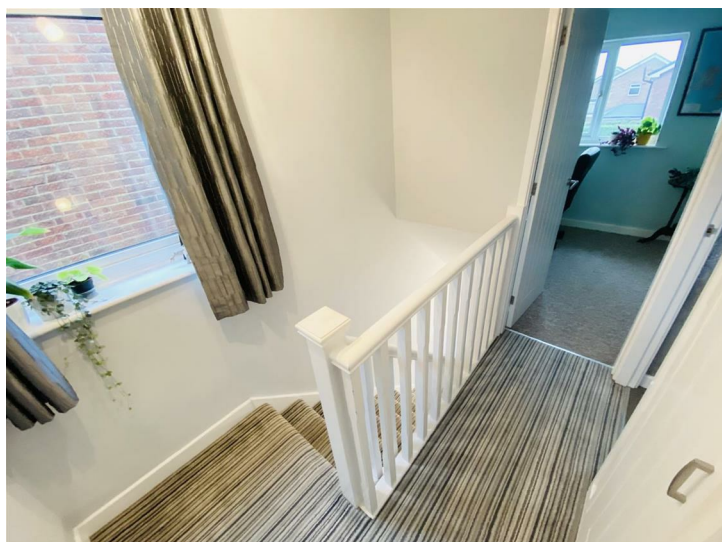
9'4 x 7'9 (2.84m x 2.36m)

Fitted with a range of wall, drawer and base units with work surfaces above. Inset stainless steel sink and drainer with mixer tap. Integrated dishwasher and wine fridge. Space for fridge freezer. Inset high level double oven. Inset four ring electric touch sensitive hob with extractor fan above. Part tiled walls. Double glazed window to the rear elevation. Double glazed door to the side elevation.



### Landing

Double glazed window to the side elevation. Loft access. Storage cupboard.



### Master Bedroom

13'7 x 10'6 (4.14m x 3.20m)

Double glazed window to the front elevation. Radiator.



### Bedroom Two

11'7 x 8'7 (3.53m x 2.62m)

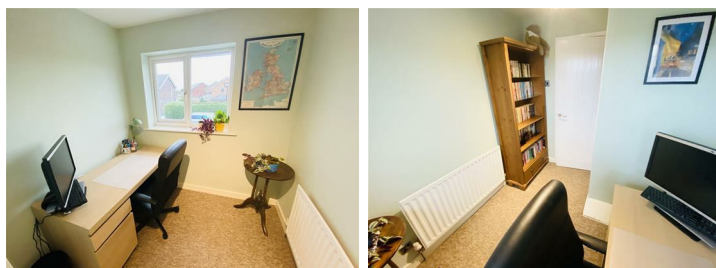
Double glazed window to the rear elevation. Radiator.



### Bedroom Three

8'5 x 7'2 (2.57m x 2.18m)

Double glazed window to the front elevation. Radiator. Storage cupboard.



### Bathroom

7'1 x 5'5 (2.16m x 1.65m)

Fitted unit with Low level WC and wash hand basin. Double ended bath with shower above (complete with glass shower screen) Inset spotlights. Heated towel rail. Double glazed window to the rear elevation.



### Externally

To the front elevation there is a driveway providing off road parking parking, double gates leads and gravelled area lead to the detached garage. To the rear elevation there is an enclosed garden with paved patio areas, lawned garden and storage shed.

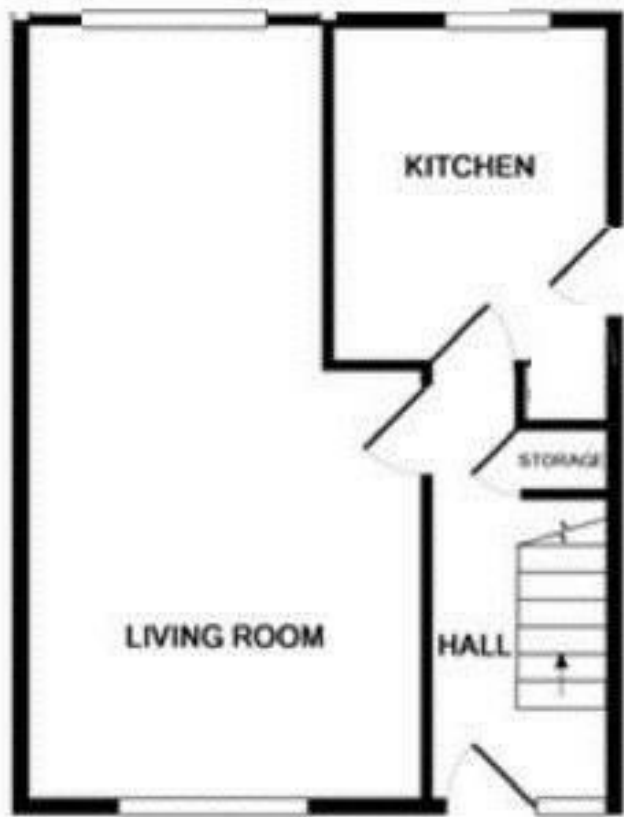


**Detached Garage**

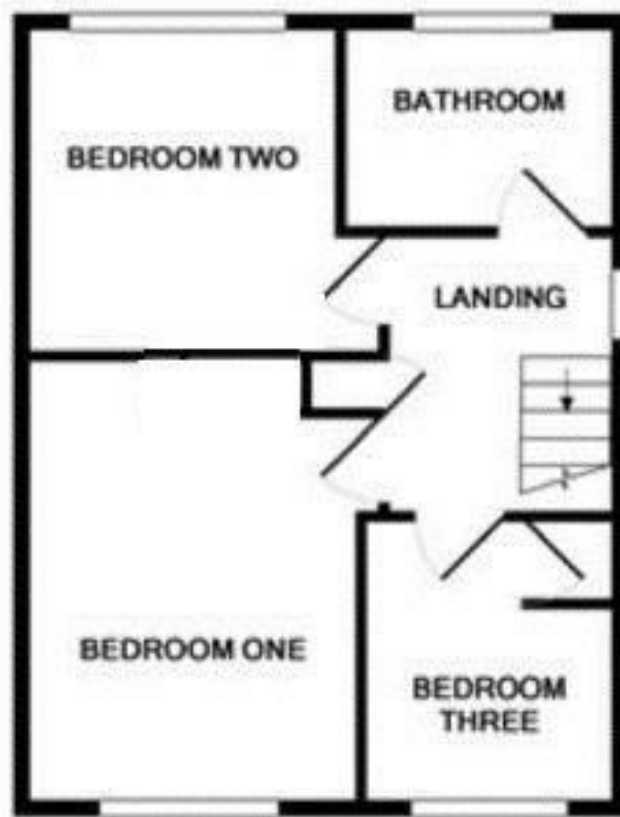
18'3 x 8'9 (5.56m x 2.67m)

Up and over door to the front elevation. Power & Light.

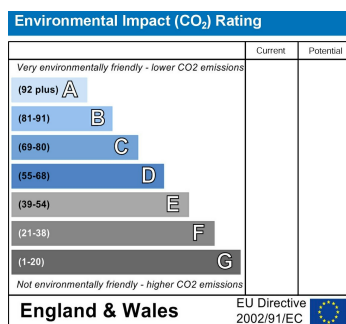
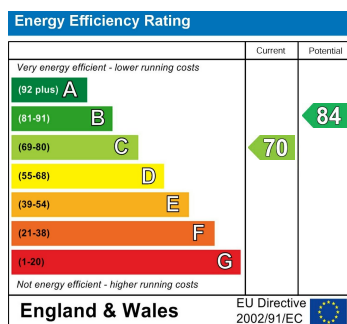




GROUND FLOOR



1ST FLOOR



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