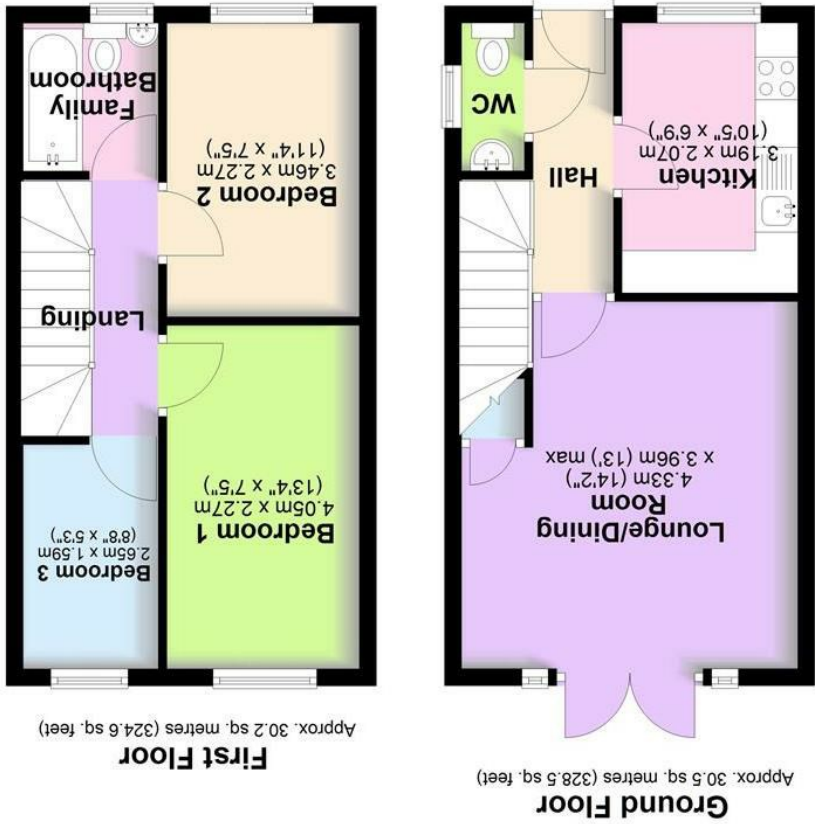


MISREPRESENTATION ACT 1967.  
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.  
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 60.7 sq. metres (653.1 sq. feet)



OFFERS IN THE REGION OF £250,000



12 RENDLE CLOSE  
WINNINGTON VILLAGE  
NORTHWICH  
CW8 4ZE



COUNCIL TAX BAND: B





A well presented freehold property with a double driveway located in highly sought after Winnington Village

**Description**

Purchased by the current vendors four years ago this property has been modernised and maintained throughout and is the perfect opportunity for first time buyers.

Externally the property is positioned at the head of the cul-de-sac with a double driveway and side gate providing direct access to the rear garden to the front aspect. Particular mention must be made of the sensible parking bays on the cul-de-sac reducing the amount of parked cars directly outside the properties on the road.

Ground floor accommodation comprises hallway with laminate flooring, stairs to the first floor and provides access to the WC, kitchen and lounge/dining room.

The modern kitchen has tiled flooring, a selection of low level and eye level units, one of which houses the combi boiler, tiled splashbacks, a large double glazed window to the front aspect and a selection of integrated appliances including an extractor hood, gas hob, fan oven, washing machine and fridge/freezer.

The lounge/dining room has laminate flooring, a large understairs storage cupboard and French doors to the west facing rear garden flooding the room with natural light.

Upstairs comprises landing with access to the partly boarded loft space, two double bedrooms, a single bedroom/study and a modern three piece family bathroom.

Winnington Village is a growing destination for young professionals and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

With fantastic primary schools such as Winnington Park County Primary School and secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more buyers are moving into the village.

Various sports team including Northwich Rugby Union Football Club, Hartford Football Club and Northwich Cricket Club all play at the Moss Farm Leisure Complex located on Firdale Road and the renowned Destination Padel located on Winnington Industrial Estate are all only a short walk away from Winnington Village, with plans having been proposed for a new pedestrian walk way to be built direct from the village to the leisure complex.

Greenbank train station (Chester-Manchester line) is only a 5 minute drive away connecting commuters across the North West and Manchester airport is only a 30 minute drive away.