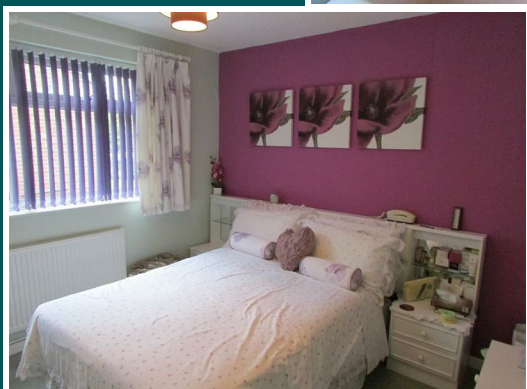


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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. 684.3 sq. feet



OFFERS IN THE REGION OF £210,000



**17 FALCONDALE ROAD
 WINWICK
 WARRINGTON
 WA2 8NB**

2 1 2 D
COUNCIL TAX BAND: C



TWO DOUBLE BEDROOM, SEMI DETACHED well presented bungalow with well planned accommodation and plenty of natural light. This property is located in the centre of Winwick village, close to all the local amenities and only 1 mile away from junction 22 of the M6 motorway, connecting you to both the M56 and the M62, providing direct access to both Liverpool and Manchester.

Accommodation includes a spacious, south facing front garden, a storm porch, entrance hallway, south facing, bay fronted lounge, two bedrooms, one shower room, kitchen/diner, utility room, conservatory, fully boarded loft, single garage to the side aspect and a gravel yard to the rear aspect with a timber shed.

Large driveway for several vehicles.

Property benefits from gas central heating and a Worcester combi boiler located in the fully boarded, full length, loft space.

Property is offered with no vendor chain, viewing by appointment only.

Location

Winwick is a quaint village that is situated close to all major motor links including the M6 and M62 networks into Manchester and Liverpool and further networks beyond, making Winwick an ideal location for those needing to commute. The Gemini Retail Centre is nearby providing a number of shopping outlets.

Storm Porch

External wall light point to the front aspect.

Entrance Hallway

Built in storage cupboard housing the gas and electric metres with further built in cupboards. Small window to the front aspect and one ceiling light point.

Lounge

One electric fire, tv aerial, radiator, south facing bay window to the front aspect and one ceiling light point.

Hallway

One ceiling light point and access to the loft hatch with a pull down ladder.

Bedroom One

Two fitted wardrobes, one radiator, one window to the side aspect and one ceiling light point.

Bedroom Two

Two fitted wardrobes, one radiator, one set of french doors leading to the conservatory, one small window into the conservatory and one ceiling light point.

Storage Cupboard

One ceiling light point.

Shower Room

One vanity sink, one shower cubicle with electric shower, toilet with frosted window above, into the conservatory and one radiator.

Kitchen

Space for fridge and washing machine, two windows to the side aspect, one sink with drainer, low level and eye level storage cupboards, integrated extractor hood, integrated electric oven and two ceiling light points.

Utility Room

Windows to rear and side aspect and one ceiling light point.

Conservatory

Tv aerial point, french doors leading to the rear gravel yard and one ceiling light point.

Shed

One window, electricity point and one ceiling light point

Garage

Electricity point and one ceiling light point.

Viewings

Strictly by appointment with the Agents Northwich Office

Tenure

We believe the tenure of the property to be Freehold

Market Appraisal

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

Estate Agents Act

Please note that under the Estate Agents Act we disclose as per section 18 (a) "connected person", (ii). The vendor is related to an employee of Real Estate Agencies trading as Wright Marshall.