

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. 58.6 sq. metres (630.7 sq. feet)



Approx. 49.5 sq. metres (533.0 sq. feet)



Approx. 9.1 sq. metres (97.6 sq. feet)



OFFERS IN THE REGION OF £130,000



11 BOWLING GREEN COURT
WINNINGTON
NORTHWICH
CW8 1AT

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COUNCIL TAX BAND: B



A modernised chain free ground floor apartment with a private south facing garden and a single garage located within walking distance of Northwich town centre

Tenure

954 years left remaining on the 999 year lease. Absent freeholder insurance policy required and there is no ground rent or service charge payable.

Rental Valuation

£1,050pcm achieving a rental yield of 9%.

Description

Purchased by the current vendor four years ago this property has been modernised throughout and is the perfect opportunity for a first time buyer/buy to let investor.

Particular mention must be made of the new consumer unit, kitchen appliances and refurbishment installed in 2021 and guttering in 2023.

Externally the property is tucked away in the corner of the cul-de-sac with allocated off road parking, a large storage cupboard and a single garage with an electric roller shutter to the front aspect with a side gate providing access to the rear enclosed garden.

Accommodation comprises entrance hallway through large bay fronted open plan lounge/dining room with laminate flooring, a large storage cupboard and provides access to the bedrooms, modern three piece shower room, kitchen and side aspect.

The kitchen has laminate flooring, a range of low level and eye level units, tiled splashbacks, a wall mounted combi boiler installed in 2021, a double glazed window to the side aspect, integrated appliances including an extractor hood, electric hob, single fan oven and space for a washing machine and fridge/freezer.

The principal bedroom is a large double bedroom measuring over 7 ft by 12 ft with a large double glazed window to the rear aspect and the second bedroom is the ideal nursery/study with built in wardrobes.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is within a short drive of the property.

Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.