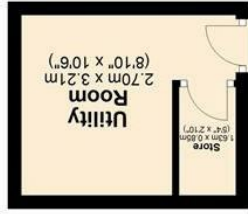


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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Ground Floor



Ground Floor



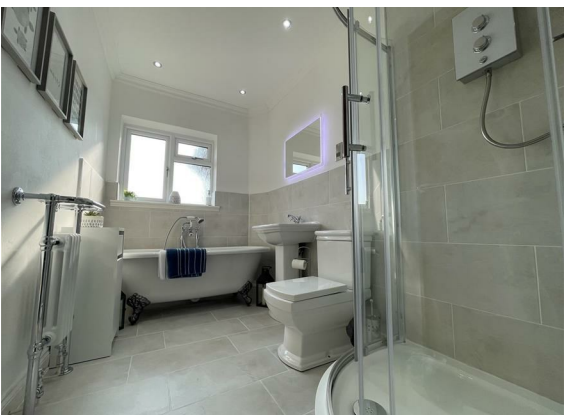
OFFERS IN THE REGION OF £415,000



**CLIVE FARM BUNGALOW  
 CLIVE BACK LANE  
 WINSFORD  
 CW7 3NX**



**COUNCIL TAX BAND: E**



THREE BEDROOM, CHAIN FREE, DETACHED bungalow, situated on a 0.1 acre plot, located in the quiet, rural setting off Clive Back Lane in Winsford.

This immaculately presented bungalow has been modernised throughout, particular mention must be made of the large entrance hallway and large double glazed windows throughout, flooding the property with natural light. Accommodation boasts porch, large entrance hallway, three bedrooms, a modern three piece family bathroom, lounge/dining room with a lovely log burner and a brand new kitchen overlooking the open countryside to the rear aspect. Externally the property benefits from a large driveway for several vehicles, large lawned gardens surrounding the property and a brick built utility room.

Located within close proximity to junction 18 on the M6 motorway, this property is perfectly placed for commuters to both Liverpool and Manchester city centres. To schedule a viewing, please call 01606 41318 or email [northwich@wrightmarshall.co.uk](mailto:northwich@wrightmarshall.co.uk)

#### Externally

Large gravel driveway for multiple vehicles and a large lawned garden with woodland views to the front aspect. Electric meter, external spotlights surrounding the property, storage cupboard containing calor gas tanks, shed, brick built utility room, log store and septic tank located to the side aspect. To the rear aspect, a large lawned garden can be found overlooking farmers fields.

#### Porch

Three ceiling spotlights and glass panelled UPVC door.

#### Entrance Hallway

Oak effect laminate flooring, four double glazed windows to the front aspect, two single radiators, loft hatch with pull down loft ladder to the large, fully boarded loft space housing the Baxi combi boiler and one ceiling light point.

#### Bedroom One

Oak effect laminate flooring, TV aerial point, large double glazed window to the front aspect, double glazed window to the side aspect, double radiator and one ceiling light point.

#### Bedroom Two

Oak effect laminate flooring, TV aerial point, double radiator, double glazed window to the side aspect, large double glazed window to the rear aspect and one ceiling light point.

#### Bedroom Three

Oak effect laminate flooring, TV aerial point, large double glazed window to the rear aspect, double radiator and one ceiling light point.

#### Family Bathroom

Porcelain tiled flooring, heated towel rail, bath, vanity sink, toilet, shower cubicle with electric shower, five ceiling spotlights, double glazed frosted window to the rear aspect and ceiling mounted extractor fan.

#### Lounge/Dining Room

Oak effect laminate flooring, log burner with built in back boiler, two single radiators, TV aerial point, large double glazed windows to the front and side aspects and two ceiling light points.

#### Kitchen

Porcelain tiled flooring, low-level and eye-level kitchen units with granite effect tops, double glazed windows to the side and rear aspects, UPVC barn door leading to the rear garden, integrated fridge freezer, dishwasher, Neff microwave and built-in cuisine master.

#### Directions

As you are approaching Winsford from Middlewich, travelling down the A54/Middlewich Road, turn left onto Clive Lane at the second set of cross roads. Take the second right onto Clive Back Lane. Drive under the railway bridge and take the first right turning where the 50mph sign and the first Wright Marshall board are located and the property is the first one on the left hand side where the second board is located.