



Wright Marshall
Estate Agents

1A MOSS ROAD, WINNINGTON, NORTHWICH
CW8 4BQ

OFFERS IN THE REGION OF £300,000



An immaculate chain free period property with a modern kitchen and a detached garage located on Moss Road in highly sought after Winnington

Description

Purchased by the vendor over thirty years ago this bay fronted period property has been modernised while maintaining its period features throughout and is the ideal opportunity for a growing family.

Externally the property is positioned on one of Winningtons most sort after roads, located within close proximity of the amenities on Castle Street but also the convenience of Greenbank train station (Chester-Manchester) and Moss Farm leisure complex both just a short walk from the property.

The property has a private and enclosed lawned garden to the front aspect and a landscaped garden to the rear aspect. Particular mention must be made of the single detached garage located on Moss Lane to the rear aspect which could be demolished to create a larger car parking space and create desirable off road parking for the property.

Ground floor accommodation comprises hallway with original herringbone flooring throughout, a double glazed window to the front aspect, stairs to the landing and provides access to the lounge and kitchen.

The bay fronted lounge measures over 12 ft by 11 ft creating a light and airy reception room with original herringbone flooring and a feature fire place.

The kitchen has recently been modernised and has tiled flooring throughout, understairs storage, a range of low level and eye level units, a wall mounted combi boiler, a UPVC door to the rear aspect and a selection of Bosch integrated appliances including an extractor hood, four ring gas hob and space for a washing machine and fridge/freezer.

The dining room is located off the kitchen with laminate flooring and stunning views out onto the rear garden through the French doors which in time could easily be knocked through to create a modern open plan kitchen/dining room.

Upstairs comprises spacious landing with a double glazed window to the side aspect, provides access to the partly boarded loft space, two double bedrooms, a single bedroom/study, a family bathroom and separate WC.

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

With fantastic primary schools such as Winnington Park County Primary School, 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 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.

Hartford train station (London-Liverpool) is only a 5 minute drive away and Manchester airport is only a 30 minute drive away making Winnington extremely accessible for commuters.

Ground Floor

Approx. 9.3 sq. metres (100.2 sq. feet)



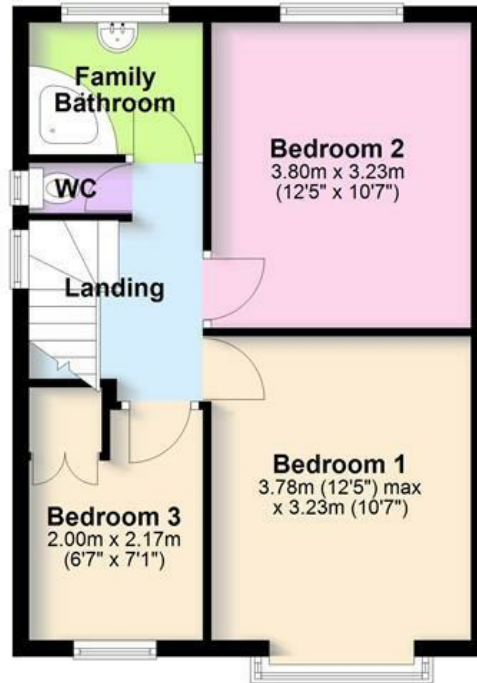
Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 94.2 sq. metres (1013.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	83
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements