

MISREPRESENTATION ACT 1967.

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.

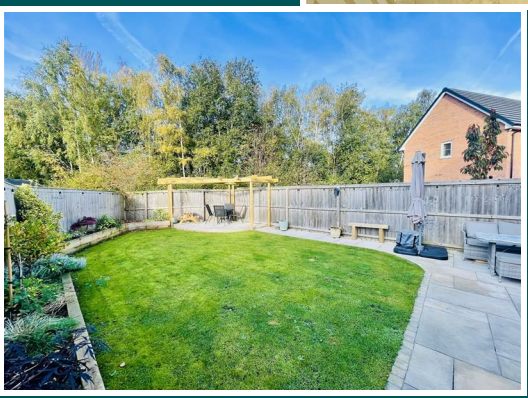
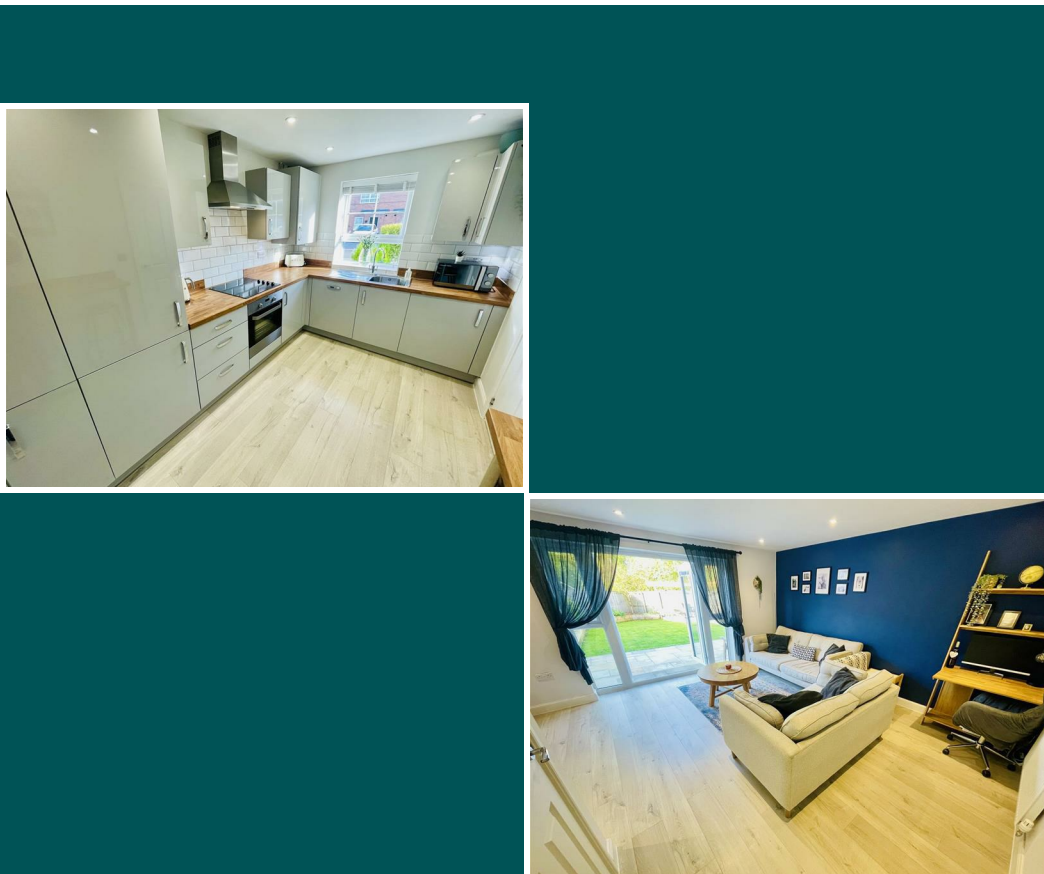
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves 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. 71.4 sq. metres (768.2 sq. feet)



OFFERS IN THE REGION OF £255,000



6 VIOLET GROVE
 WINNINGTON VILLAGE
 NORTHWICH
 CW8 4FG

3 2 1 B
 COUNCIL TAX BAND: C



A well presented freehold property with a large private and enclosed rear garden located in highly sought after Winnington Village

Description

Purchased by the current vendors off plan five years ago this immaculate property has been maintained throughout and is the perfect opportunity for a first time buyer.

Externally there is a driveway for two vehicles and a lawned garden to the front aspect with a side gate providing access to the private and enclosed rear garden, ideal for entertaining family and friends.

Ground floor accommodation comprises hallway with laminate flooring, stairs to the first floor, a built in storage cupboard and access to the WC, kitchen and open plan lounge/dining room.

The modern kitchen has laminate flooring, a wooden breakfast bar, a double glazed window to the front aspect and a selection of low level and eye units, one of which houses the combi boiler and a selection of integrated appliances including an extractor hood, electric hob, fan oven, family sized dishwasher and washing machine.

Particular mention must be made of the 14 ft by 14 ft open plan lounge/dining room with laminate flooring, understairs storage and French doors to the rear garden, flooding the room with natural light.

First floor accommodation comprises landing with an over the stairs storage cupboard and access to the partly boarded loft space.

Bedrooms one and two are both double bedrooms and the third bedroom is the ideal single bedroom/study, all of which are double glazed. Bedroom one has the added advantage of a modern three piece en-suite shower room and the modern three-piece family bathroom is also located upstairs.

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 clients 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 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.

Tenure

We believe the Tenure to be Freehold.