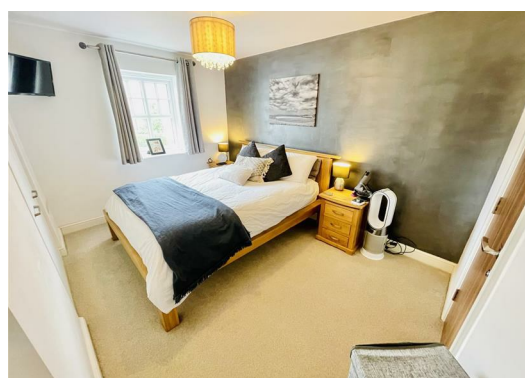




Wright Marshall
Estate Agents

107 WESTERN WAY, WINNINGTON VILLAGE,
NORTHWICH CW8 4YJ

OFFERS IN THE REGION OF £260,000



Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

A well presented chain free property with an integral garage located in highly sought after Winnington Village

Tenure

991 years left remaining on the 999 year lease. The ground rent is payable to Innovus Aviva and equates to £520 per annum. The service charge is payable to Premier Estates, equates to £127.92 per annum and fluctuates based on estimated costs with a balancing payment/reduced charge for the following year assessed after the year end.

Description

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

Externally the property is positioned on a desirable corner plot with a single parking space, a detached garage with electric and ample on street parking for a second vehicle/visitors to the front aspect and there is a brand new partly flagged/partly lawned garden to the rear aspect.

Ground floor accommodation comprises entrance hall with stairs to the first floor and provides access to the downstairs WC, lounge and kitchen/dining room.

The kitchen/dining room has vinyl flooring, French doors to the rear garden and a range of low level and eye level units, sink with drainer, a selection of integrated appliances including a double fan oven, four ring gas hob, fridge/freezer and a family sized dishwasher.

The utility room has tiled flooring, a upvc door to the rear garden, a low level unit with space for the washing machine, a sink with drainer and an eye level unit which houses the combi boiler, creating an ideal space for cleaning muddy children and pets before entering the main house.

Upstairs comprises spacious landing with access to the partly boarded loft space, a large built in storage cupboard, three double bedrooms, a modern en-suite shower room and a three piece family bathroom.

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.

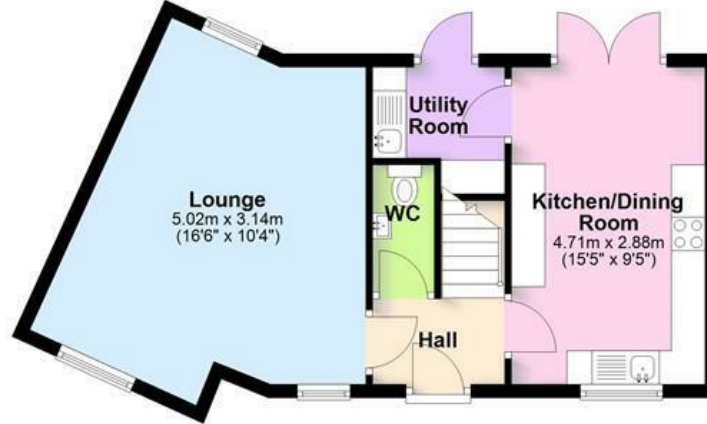
Ground Floor

Approx. 14.4 sq. metres (154.5 sq. feet)



Ground Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 103.2 sq. metres (1111.3 sq. feet)

Energy Efficiency Rating

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



Wright Marshall
Estate Agents

