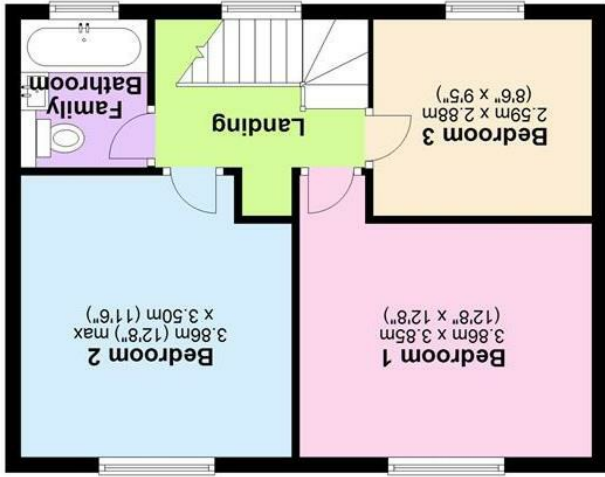


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.

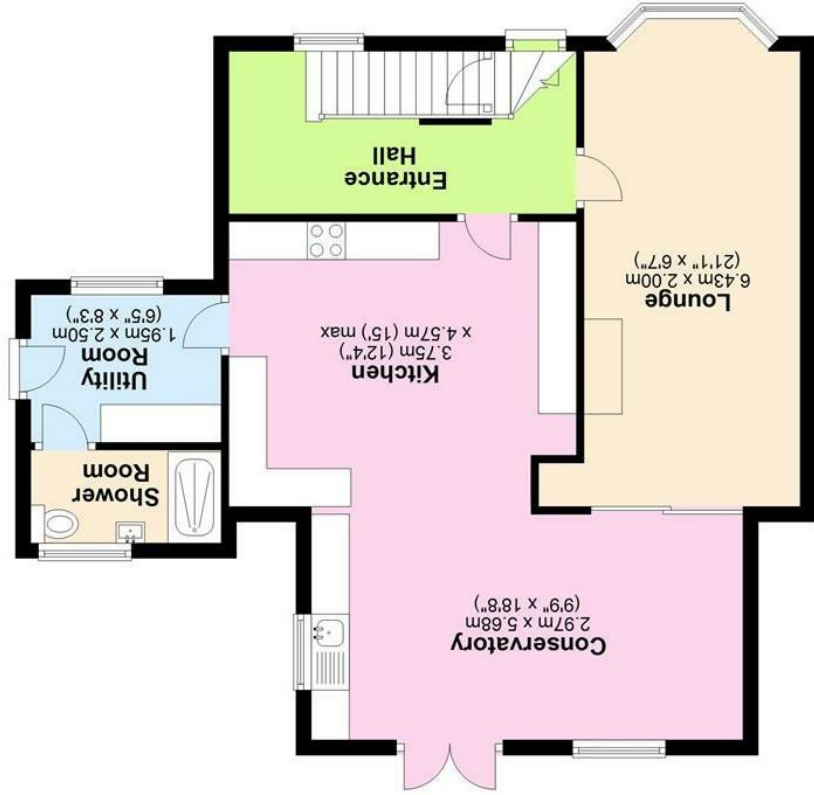
Total area: approx. 129.3 sq. metres (1392.0 sq. feet)



Approx. 44.3 sq. metres (477.4 sq. feet)



Approx. 13.7 sq. metres (147.6 sq. feet)



Approx. 71.3 sq. metres (767.1 sq. feet)



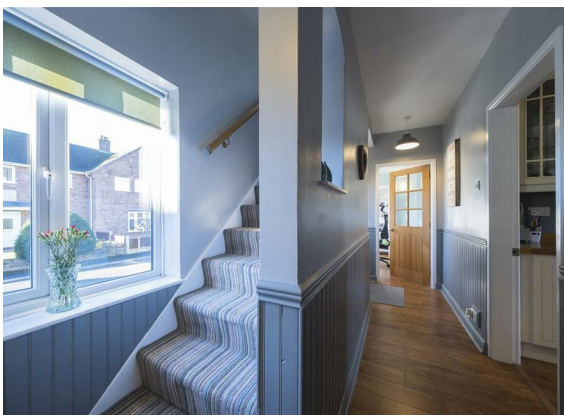
OFFERS IN THE REGION OF £290,000



3 CHRISTLETON AVENUE
 LEFTWICH
 NORTHWICH
 CW9 8EX



COUNCIL TAX BAND: B



VIDEO TOUR AVAILABLE THREE BEDROOM, EXTENDED, SEMI-DETACHED property with a stunning open plan kitchen, located on Chistelton Avenue, Leftwich.

Modernised throughout and with the recent addition of two brand new bathroom and shower room suits, this is the perfect property for first time home buyers and growing families.

Accommodation comprises spacious entrance hall, a large dual aspect, bay fronted lounge with French doors leading to the conservatory. Particular mention must be made of the open plan kitchen extension flooding the room with natural light. The utility room provides space for both a separate washing machine and tumble dryer, direct access to the downstairs shower room and to the rear garden. Upstairs comprises spacious landing overlooking the front aspect followed by two double bedrooms, a spacious single bedroom, a lovely three piece family bathroom and a loft hatch with pull down ladder.

Externally the property benefits from a large driveway for multiple vehicles, a spacious semi-detached garage, a large east facing rear garden and summerhouse, perfect for entertaining family and friends.

Located within a stones throw away of The County High School Leftwich and a short drive from Northwich town centre this property is perfectly positioned for all the families needs.

Entrance Hall

Entered via a frosted glass panelled uPVC door, oak effect vinyl flooring, large under stairs storage cupboard housing electric meter, single radiator, large double glazed window to the front aspect and two ceiling light points.

Lounge

Oak effect vinyl flooring, large double glazed bay fronted window to the front aspect, single radiator, feature gas fireplace, original coving, TV aerial point, French doors leading to the conservatory and four wall mounted light points.

Conservatory

Oak effect vinyl flooring, low-level units with solid oak tops, Belfast sink with drainer, French doors leading to the rear garden and one wall mounted light point.

Kitchen

Oak effect vinyl flooring, low-level and eye-level units with solid oak tops, integrated gas hob, extractor fan, double oven, dishwasher, space for American fridge freezer, cupboard, housing Glow-worm combi boiler, door leading to utility room, eight ceiling spotlights and one ceiling light point.

Utility Room

Tiled flooring, single radiator, space for separate washing machine and tumble dryer, frosted glass panelled uPVC door leading to the rear garden, door leading to shower room, large frosted double glazed window to the front aspect and one ceiling light point.

Shower Room

Tiled flooring, sink with vanity storage beneath, toilet, walk in power shower cubicle, frosted double glazed window to the rear aspect, heated towel rail, wall mounted extractor fan and three ceiling spotlights.

Landing

Double glazed window to the front aspect, loft hatch with pulldown ladder providing access to the partly boarded loft space with built in storage cupboards, a single glazed window to the side aspect and one ceiling light point.

Bedroom One

Single radiator, large double glazed window to the rear aspect and one ceiling light point.

Bedroom Two

Large double glazed window to the rear aspect, single radiator, TV aerial point and one ceiling light point.

Bedroom Three

Single radiator, double glazed window to the front aspect, TV aerial point and one ceiling light point.

Family Bathroom

Tiled flooring, sink with vanity storage beneath, toilet, large bath with shower head fitting, heated towel rail, frosted double glazed window to the front aspect, wall mounted extractor fan and one ceiling light point.

Externally

Driveway for multiple vehicles, partly lawned, partly gravel, partly paved front garden and a single, semi-detached garage to the front aspect, large east facing lawned garden to the rear aspect, outside water tap, gas meter, multiple electric sockets, large insulated summer house with electric sockets, USB ports, LED lights and a private sitting area to the rear aspect.

Garage

Concrete flooring, multiple electric sockets, single glazed window to the side aspect and one ceiling light point.