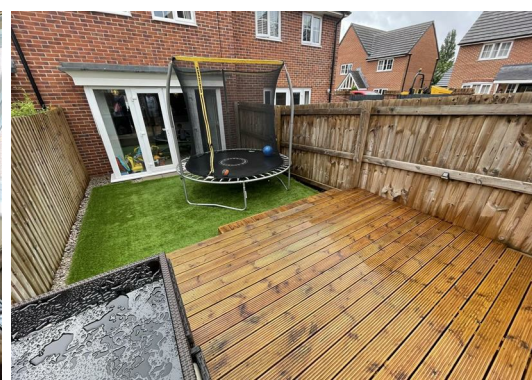




Wright Marshall  
Estate Agents

1 MYERSCOUGH STREET, WINNINGTON  
VILLAGE, NORTHWICH CW8 4GH

£249,950



**\*\*\*FREEHOLD\*\*\*** Reach for the stars with this stunning three storey town house on the popular WINNINGTON VILLAGE estate. Built by Barratt homes this property is beautifully presented throughout and this deceptively spacious property is the perfect family home. The accommodation includes: hallway, bedroom four / study and kitchen / family room and WC to the ground floor, to the first floor there is a master bedroom with en suite and lounge and to the second floor there are two further bedrooms and a family bathroom. Externally there is an enclosed rear garden and off road parking.

FOUR BEDROOM, FREEHOLD, TOWNHOUSE with well planned accommodation is available in a desirable residential development in Winnington Village. Built by Barratt homes this property is beautifully presented throughout and this deceivingly spacious property is the perfect family home. The accommodation includes: hallway, bedroom four / study and kitchen / family room and WC to the ground floor, to the first floor there is a master bedroom with en suite and lounge and to the second floor there are two further bedrooms and a family bathroom. Externally there is an enclosed rear garden and off road parking.

### Entrance Hallway

Accessed via double glazed front entrance door. Cupboard housing boiler. Doors to WC, Dining Room / Bedroom Four & Open plan lounge / kitchen.

### WC

Low level WC, wash hand basin and radiator.

### Bedroom Four / Dining Room

9'2 x 5'8 (2.79m x 1.73m)

Double glazed window to the front elevation. Radiator.



### Lounge / Diner / Kitchen

23'4 x 12'8 (7.11m x 3.86m)

Fitted with a range of wall, drawer and base units with work surfaces above. Integrated fridge freezer, dishwasher and washer dryer. Inset electric oven with four ring electric hob and extractor fan above. Inset stainless steel sink and drainer with mixer tap. Radiator. Under stairs storage cupboard. Double glazed pod with french doors to the rear elevation.



### First Floor Landing

Doors to Lounge & Master Bedroom. Stairs to second floor. Radiator.

### Lounge

12'9 x 11'6 (3.89m x 3.51m)

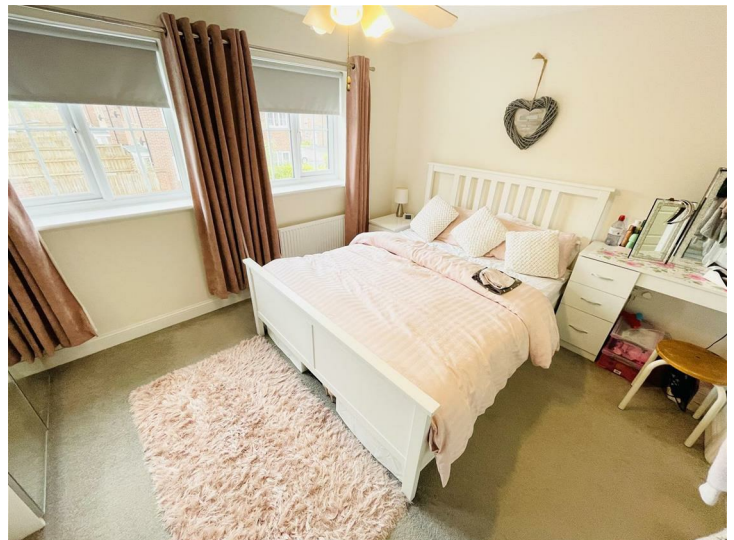
Two double glazed windows to the rear elevation, Radiator.



### Master Bedroom

12'9 x 10'2 (3.89m x 3.10m)

Two double glazed windows to the front elevation. Radiator. Door to Ensuite.



### Ensuite

7'1 x 5'2 (2.16m x 1.57m)

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Heated towel rail.



## Second Floor Landing

Doors to both bedrooms and bathroom.

## Bedroom Two

13'0 x 11'6 (3.96m x 3.51m)

Velux style window to the rear elevation. Radiator. Storage cupboard.



## Bedroom Three

12'9 x 7'6 (3.89m x 2.29m)

Velux style window to the front elevation. Double glazed window to the front elevation. Storage cupboard. Radiator.



## Family Bathroom

6'3 x 5'1 (1.91m x 1.55m)

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls.



## Externally - Front

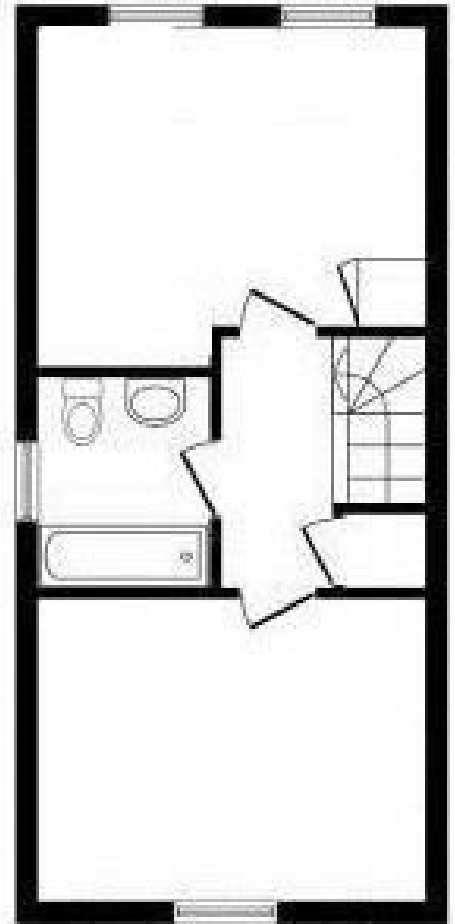
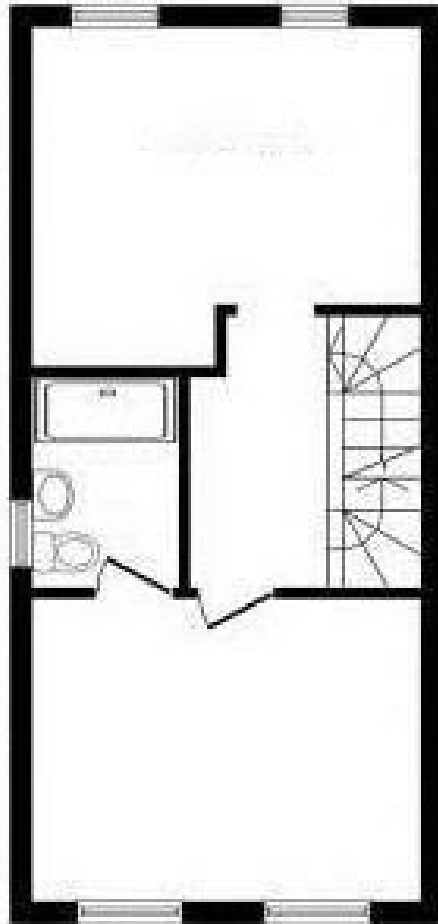
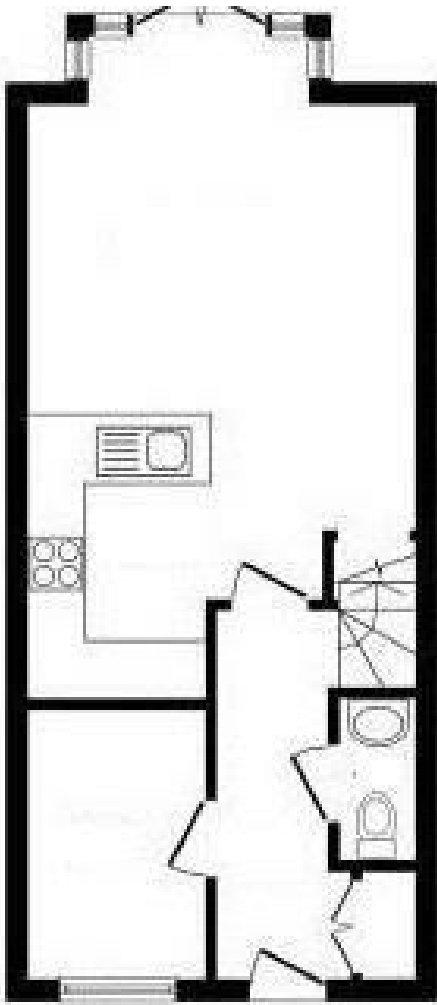
To the front elevation there is off road parking for two cars.



## Externally - Rear

To the rear elevation there is an enclosed garden with AstroTurf lawn leading to raised decked area. Rear access gate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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