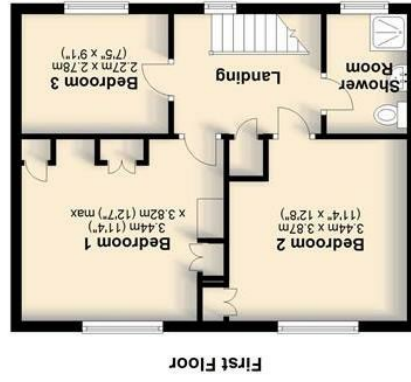


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other 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.

T. 01606 41318

www.wrightmarshall.co.uk



OFFERS IN THE REGION OF £250,000



**4 CHRISTLETON AVENUE
 LEFTWICH
 NORTHWICH
 CW9 8EX**

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COUNCIL TAX BAND: B



VIDEO TOUR AVAILABLE A light and deceptively spacious SEMI-DETACHED, CORNER PLOT property located on Chistleton Avenue, Leftwich.

With fantastic potential for a single storey kitchen/dining room extension, this property is ideal for first time home buyers and growing families.

Accommodation comprises entrance hallway, spacious dual aspect lounge with french doors leading to the large conservatory overlooking the rear garden. The kitchen has been recently installed and includes fitted Bosch appliances with access to the hallway through WC and utility room. Upstairs boasts a spacious landing with a large double glazed window flooding the room with natural light, two double bedrooms, a single bedroom and a shower room.

Externally the property benefits from a large driveway for multiple vehicles, a spacious semi-detached garage, shed, greenhouse and a large lawned garden to the rear aspect.

Located within a stones throw away of The County High School Leftwich and a short drive from Northwich town centre this property is a perfect family home.

Externally

Located at the end of the cul-de-sac, 4 Chistleton Avenue sits on an extremely large corner plot with a semi-detached single garage and gardens surrounding the property. To the front aspect there is a low level brock wall, a selection of shrubs and a lawned garden. To the side aspect is a driveway for multiple vehicles and to the rear aspect is a large lawned garden with fantastic potential for a single storey kitchen/dining room extension, a spacious shed and greenhouse.

Entrance Hallway

Entered via a frosted glass panelled uPVC door, large understairs storage cupboard housing electric metre, single radiator, double glazed window to the front aspect and two ceiling light points.

Kitchen

Laminate flooring, single radiator, low-level and eye-level grey units with granite effect tops, integrated Bosch oven, gas, hob and extractor fan, integrated dishwasher and fridge. Large double glazed window to the rear aspect, door leading to hallway and one ceiling light point.

Hallway

Tiled flooring, frosted double glazed window to front aspect, single radiator, frosted glass panelled uPVC door leading to the side aspect, doors leading to utility room and downstairs WC and one ceiling light point.

WC

Tiled flooring, frosted double glazed window to the side aspect and one ceiling light point.

Utility Room

Tiled flooring, low-level units with a granite effect top, sink with drainer, tiled splashbacks, space for washing machine and dryer, wall mounted Glow-worm combi boiler, double glazed window to the rear aspect and one ceiling light point.

Landing

Double glazed window to the front aspect, loft hatch, large built-in storage cupboard and one ceiling light point.

Bedroom One

Single radiator, three sets of built-in double wardrobes and fitted overhead storage cupboards. Large double glazed window to the front aspect and one ceiling light point.

Bedroom Two

Single radiator, large double glazed window to the rear aspect, built-in storage cupboard and one ceiling light point.

Bedroom Three

Double glazed window to the front aspect, single radiator and one ceiling light point.

Shower Room

Lino flooring, single radiator, floor to ceiling tiles, fitted wet room with electric shower, toilet, sink, frosted double glazed window to the front aspect, ceiling mounted extractor fan and one ceiling light point.