



Wright Marshall  
Estate Agents

35 IMPERIAL AVENUE, WINNINGTON VILLAGE,  
NORTHWICH CW8 4GB

OFFERS IN THE REGION OF £250,000



An immaculate freehold property located in highly sought after Winnington Village

## Description

Purchased by the current vendors, off plan 7 years ago, this freehold property has been maintained throughout and is the perfect opportunity for first time buyers.

Built by Barratt Homes this property is positioned on a large plot with the added advantages of both a large driveway and side access to the rear garden, ideal for family and friends when visiting the property.

Ground floor accommodation comprises spacious hallway with downstairs WC and stairs to the first floor landing. The spacious lounge measures 16 ft by 10 ft creating a large reception room with a large double glazed window to the front aspect.

The modern kitchen/dining room has a large understairs storage cupboard and a range of low level and eye level units, one of which houses the combi boiler and a selection of integrated appliances including a slimline dishwasher, washer/dryer and fridge freezer.

The spacious rear garden is north facing however with a large double glazed window and French doors to the rear aspect the kitchen/dining room is not short of natural light.

First floor accommodation comprises a modern three piece family bathroom with a small frosted double glazed window to the rear aspect, two double bedrooms both with double glazed windows, built in storage cupboards including a single cupboard on the landing and a built in wardrobe in bedroom one. The third bedroom is a handy nursery/dressing room/office and bedroom one has the added advantage of a modern en-suite shower room.

Externally the rear garden is astro turfed, ideal for the buyer who requires a low maintenance garden with plenty of storage space in the 8 ft by 8ft timber shed.

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 Fidale 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.

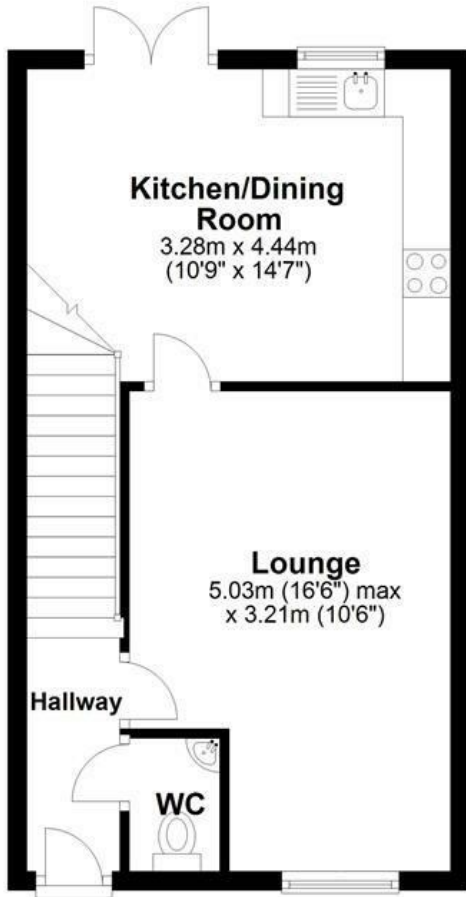






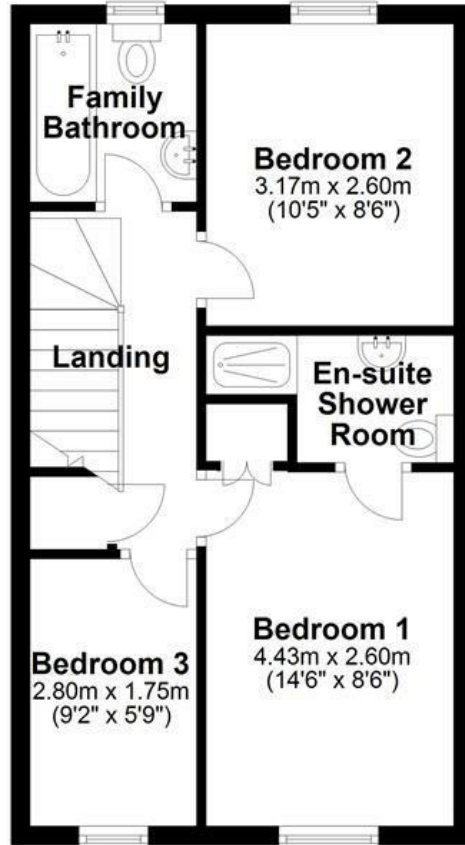
## Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 74.2 sq. metres (798.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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