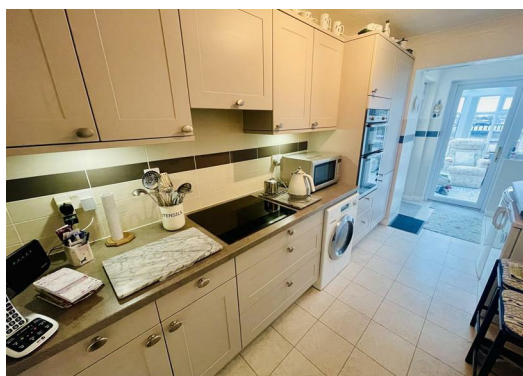




Wright Marshall
Estate Agents

9 VICTORIA PARK, WINNINGTON, NORTHWICH
CW8 1AX

OFFERS IN THE REGION OF £255,000



A well presented bungalow located at the end of a small secluded cul-de-sac, within strolling distance of Northwich town centre

away and Manchester airport is only a 30 minute drive away making Winnington extremely accessible for commuters.

Description

Purchased by the current vendor off plan over forty years ago this property has been modernised and maintained through.

Positioned at the head of the small cul-de-sac consisting of just sixteen bungalows this development is secluded but conveniently positioned only a short walk down Winnington Hill to Northwich town centre, ideal for downsizers who require town centre amenities within walking distance.

Externally the property has a double driveway and a single integral garage to the front aspect and a partly lawned, partly landscaped East facing rear garden with access via the side gate and the back door off the kitchen.

Accommodation comprises porch with a built in storage cupboard for coats and shoes, hallway with a large built in storage cupboard housing the combi boiler and providing further storage.

The dual aspect open plan lounge dining room has a double glazed bay window to the front aspect, a feature gas fire place and sliding doors to the rear aspect flooding the room with natural light.

Particular mention must be made of the kitchen extension to building regulations providing further cupboard and worktop space. The kitchen has a range of low level and eye level units and a selection of integrated appliances including a double Neff oven, electric hob and extractor hood and a space for a washing machine and dishwasher.

The conservatory provides fabulous views across the rear garden and across open woodlands towards Barons Quay.

Bedroom one is a double bedroom with built in triple wardrobes and a double glazed window to the rear aspect. Bedroom two is the ideal spare bedroom with plenty of space for a single bed/sofa bed, a double glazed window to the front aspect with a modern en-suite shower room, ideal for interested parties with mobility difficulties. The three piece family bathroom is partly tiled with tiled flooring and a frosted double glazed window to the front aspect.

Winnington is a growing destination for young professionals, downsizers and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

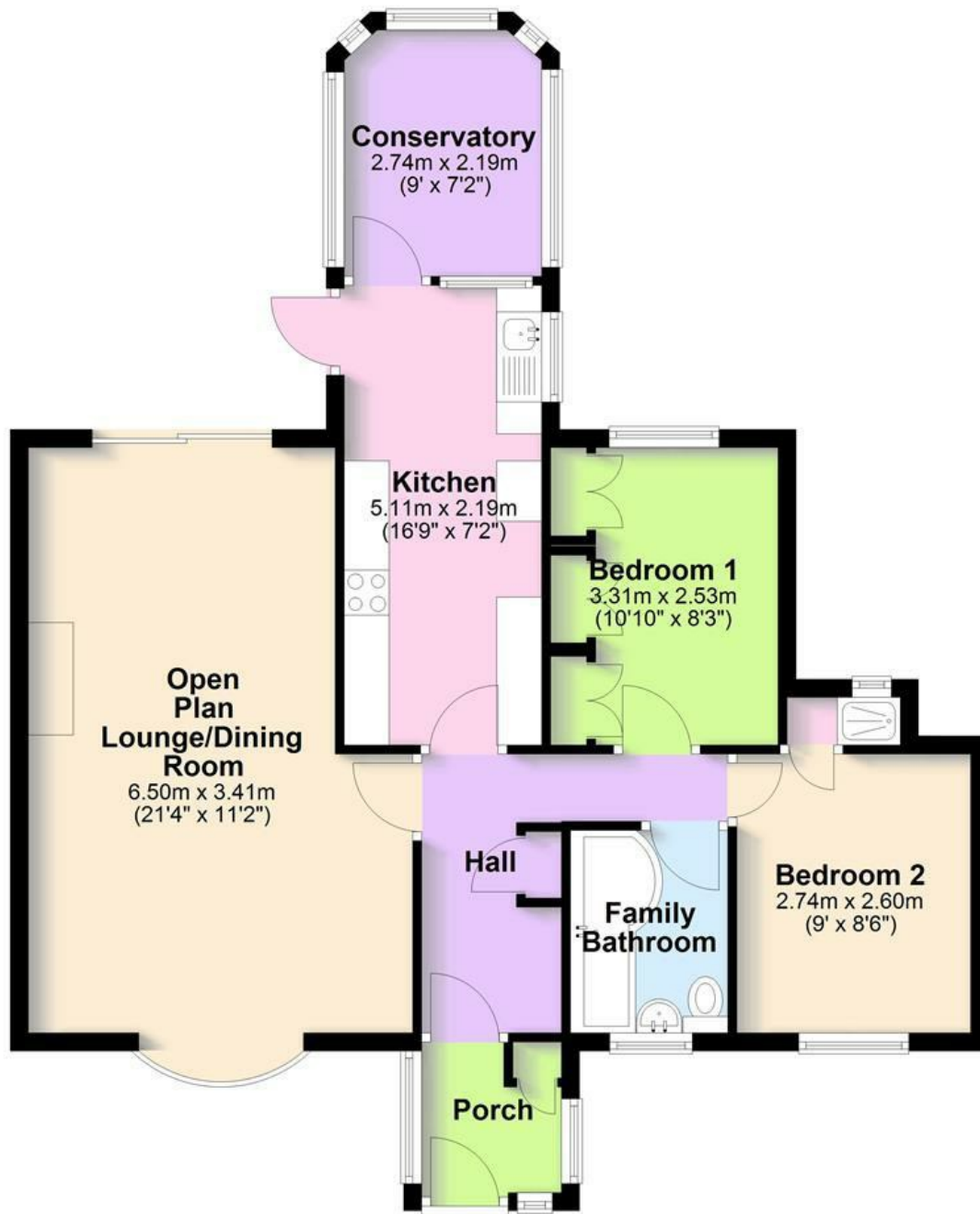
With fantastic primary schools such as Winnington Park County Primary School, secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more buyers are moving into the village.

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.

Greenbank train station (Chester-Manchester) and Hartford train station (London-Liverpool) are both only a 5 minute drive

Ground Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		



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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 are 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