



Wright Marshall
Estate Agents

23 ARNOLD COURT, WINNINGTON VILLAGE,
NORTHWICH CW8 4UB

OFFERS IN THE REGION OF £270,000



A well presented first time buyer property with a detached garage located in highly sought after Winnington Village

Description

Purchased by the current vendors off plan nine years ago this property has been maintained throughout and is the perfect opportunity for a first time buyer.

Externally the property is positioned at the end of the cul-de-sac with a single parking space, a detached garage with electric and ample on street parking for a second vehicle/visitors to the front aspect and there is a partly flagged/partly lawned garden to the rear aspect.

Ground floor accommodation comprises entrance hall with tiled flooring, stairs to the first floor and provides access to the downstairs WC, lounge and kitchen/dining room.

The kitchen/dining room has tiled flooring, French doors to the rear garden and a range of low level and eye level units, sink with drainer, a selection of integrated appliances including a single fan oven, four ring gas hob, fridge/freezer and a family sized dishwasher.

The utility room has tiled flooring, a upvc door to the rear garden, a low level unit with space for the washing machine, a sink with drainer and an eye level unit which houses the combi boiler, creating an ideal space for cleaning muddy children and pets before entering the main house.

Upstairs comprises spacious landing with access to the partly boarded loft space, a large built in storage cupboard, three double bedrooms, a modern en-suite shower room and a three piece family bathroom.

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 Firdale 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.



Total area: approx. 99.8 sq. metres (1074.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(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 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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