



Wright Marshall
Estate Agents

4 BUTTERCUP CRESCENT, WINNINGTON
VILLAGE, NORTHWICH CW8 4EG

£250,000



*****FREEHOLD***** Like any great tasting cake it has to be made up of three elements, the base, the filling and the topping. Well when you see this immaculate three storey town house on Buttercup Crescent you will be dying to sample a slice. With beautifully presented accommodation including: hallway, bedroom four / study and kitchen / family room to the ground floor, to the first floor there is a master bedroom with ensuite and lounge and to the second floor there are two further bedrooms and a family bathroom. Externally there are front and rear gardens and off road parking.

FOUR BEDROOM, SEMI-DETACHED, FREEHOLD, TOWNHOUSE located in a desirable residential development in Winnington Village. With beautifully presented accommodation including: hallway, bedroom four / study and kitchen / family room 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 are front and rear gardens and off road parking.

Entrance Hallway

Accessed via double glazed front entrance door. Tiled floor. Cupboard housing boiler. Stairs to first floor. Radiator. Doors to WC, Study / Bedroom Four.

Study / Bedroom Four

9'2 x 6'0 (2.79m x 1.83m)
Double glazed window to the front elevation. Radiator.



Open Plan Kitchen / Diner / Living Space

23'6 x 12'8 (7.16m x 3.86m)
Fitted with a range of wall, drawer and base units with granite work surfaces above. Inset stainless steel sink with mixer tap. Integrated dishwasher, washer dryer and fridge freezer. Inset electric oven with four ring gas hob and extractor fan above. Tiled floor. Inset spotlights. Under stairs storage cupboard. Double glazed pod with french doors to the rear elevation. Radiator.



First Floor Landing

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

Master Bedroom

12'8 x 10'3 (3.86m x 3.12m)
Two double glazed windows to the front elevation. Radiator.



Lounge

12'8 x 11'8 (3.86m x 3.56m)
Two double glazed windows to the rear elevation. Radiator.



Ensuite

7'1 x 5'1 (2.16m x 1.55m)
Low level WC, wash hand basin and shower cubicle. Tiled walls. Amtico flooring. Double glazed window to the side elevation.

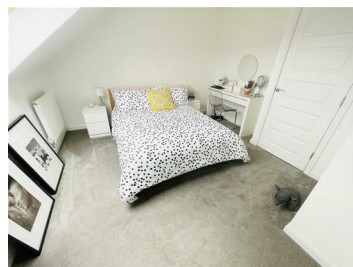


Second Floor Landing

Doors to bedrooms two and three. Radiator.

Bedroom Two

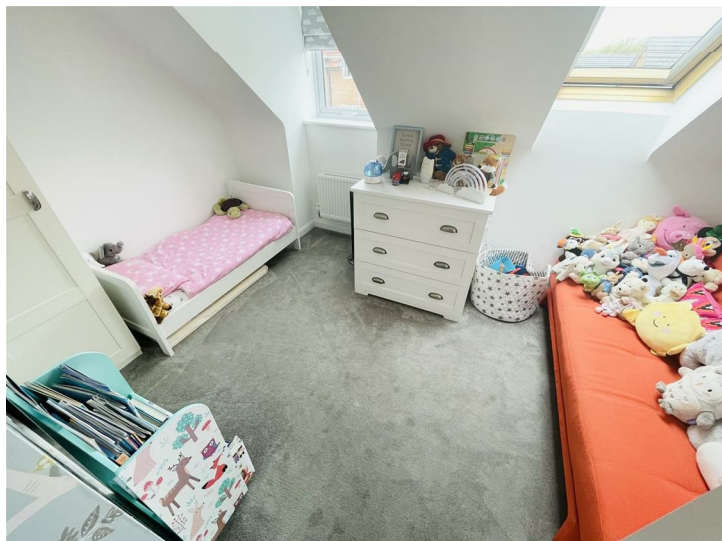
12'8 x 1'5 (3.86m x 0.43m)
Velux style window to the rear elevation. Radiator. loft access. Airing cupboard housing hot water tank.



Bedroom Three

12'8 x 8'4 (3.86m x 2.54m)

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



Bathroom

6'3 x 5'8 (1.91m x 1.73m)

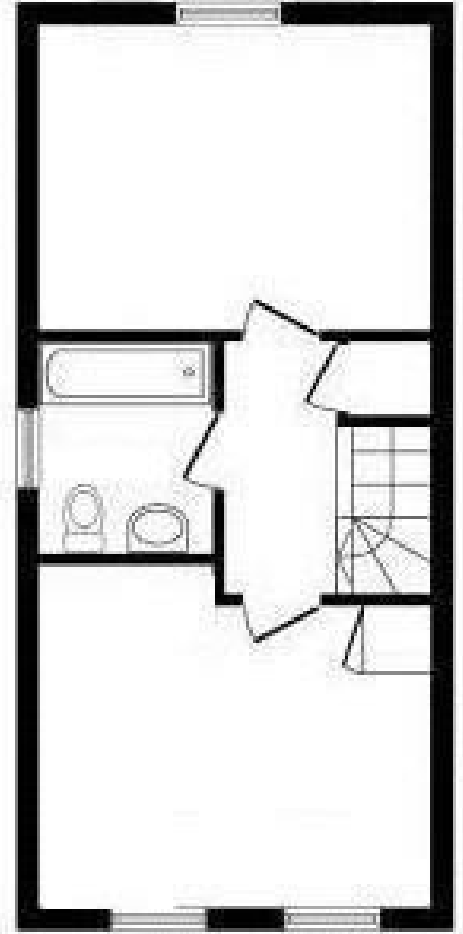
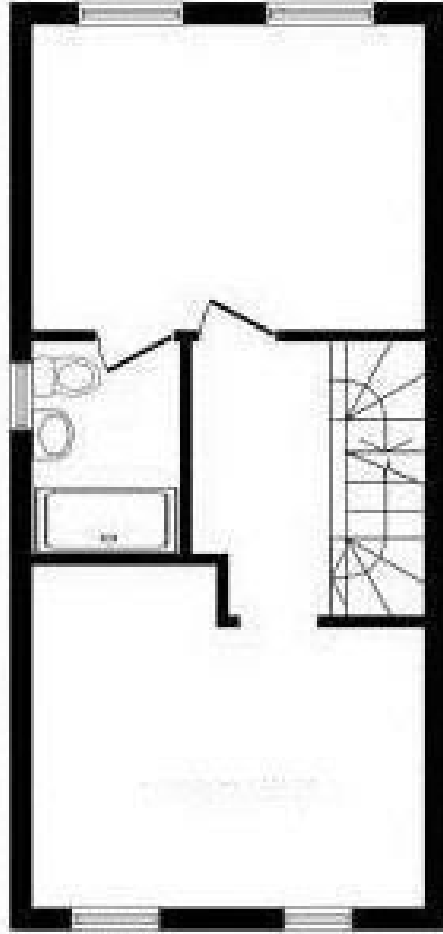
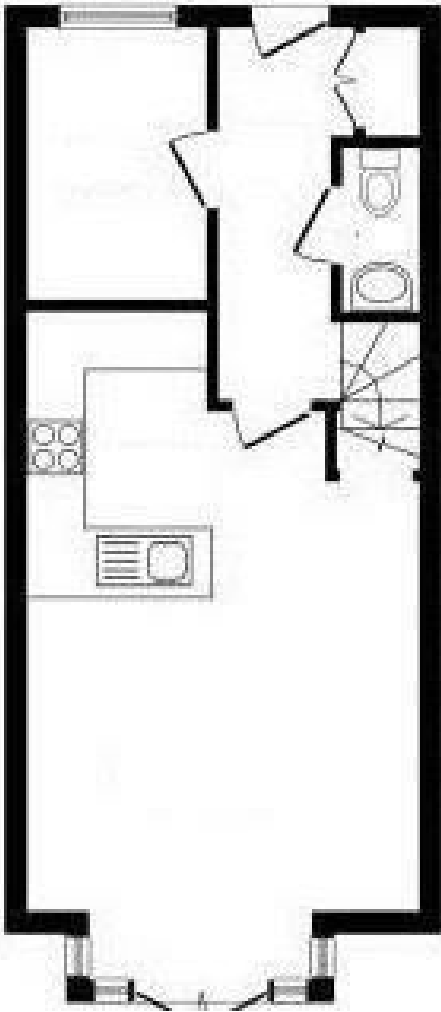
Low level WC, wash hand basin and panelled bath with shower above. Tiled walls. Amtico flooring. Double glazed window to the side elevation.



Externally

To the front elevation there is off road parking for two cars. To the rear elevation there is a landscaped garden with paved patio leading to lawned area with raised planting borders. Garden shed. Access gate to the driveway.





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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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