



Wright Marshall
Estate Agents

22 VIOLET GROVE, WINNINGTON VILLAGE,
NORTHWICH CW8 4FG

OFFERS IN THE REGION OF £260,000



A well presented freehold property located in highly sought after Winnington Village

Description

Purchased by the current vendors off plan 4 years ago, this freehold property has been decorated and 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 double driveway and side access to the rear garden, ideal for family and friends when visiting the property.

Ground floor accommodation comprises hallway with laminate flooring, a modern downstairs WC, stairs to the first floor and a door to the lounge.

The modern lounge has laminate flooring, a large double glazed window to the front aspect and ample space for two large sofas and further storage units.

The kitchen has a large understairs storage cupboard, a range of low level and eye level units, one of which houses the combi boiler, with a range of integrated appliances including an electric hob, extractor fan, oven, family sized dishwasher, washing machine and fridge freezer, a double glazed window to the rear aspect and the added advantage of french doors to the rear garden.

First floor accommodation comprises landing with access to the partly boarded loft space and a large built in storage cupboard above the stairs.

Bedroom one is a spacious double bedroom with two built in wardrobes, a modern three piece en-suite shower room with a frosted double glazed window to the side aspect and a double glazed window to the front aspect.

Bedroom two is currently being used as home office but is also a spacious double bedroom with a double glazed window to the rear aspect.

Bedroom three is a single bedroom/study with a double glazed window to the front aspect.

The east facing rear garden has been landscaped with a range of flower beds and plant pots, ideal for buyers looking for a low maintenance garden.

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.

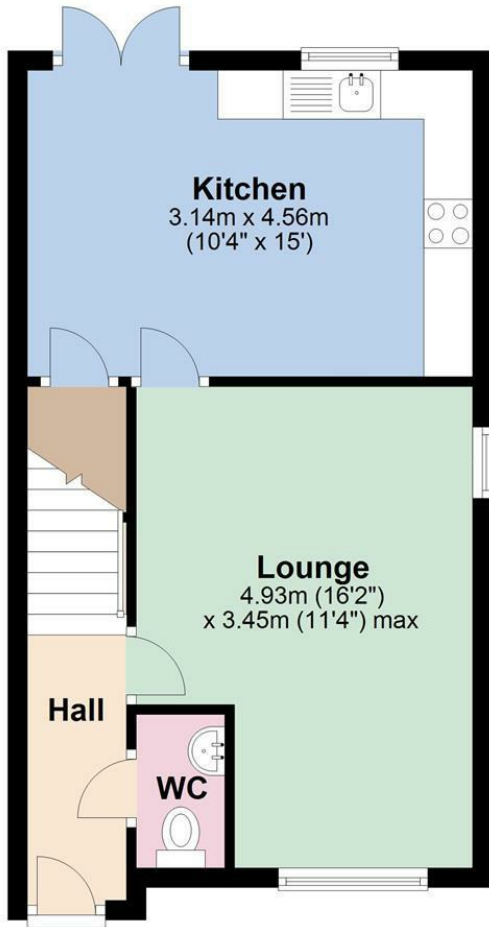
Various sports team including Northwich Rugby Union Football Club, Hartford Football Club and Northwich Cricket Club all play at the Moss Farm Leisure Complex located on Fidale Road only a short walk away from Winnington Village, with plans having been proposed for a new pedestrian walk

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.

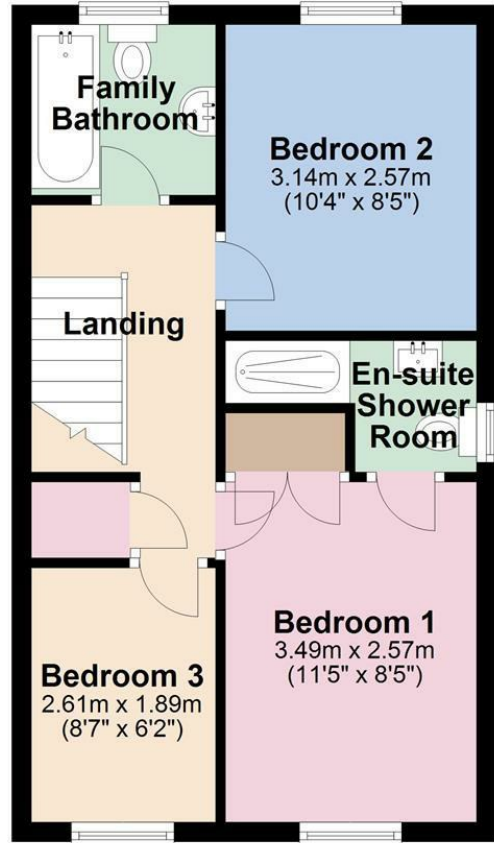
Ground Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	



Wright Marshall
Estate Agents

