



Wright Marshall  
Estate Agents

9 APPLE TREE AVENUE, WINNINGTON  
VILLAGE, NORTHWICH CW8 4UJ

OFFERS IN THE REGION OF £220,000





A well presented end-terrace property with an open plan lounge/dining room located in highly sought after Winnington Village

## Description

Purchased by the current vendors off plan eight 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 driveway for up to three vehicles and side access to the rear garden, ideal for family and friends when visiting the property.

Ground floor accommodation comprises hallway with carpets, a modern downstairs WC, stairs to the first floor and doors to the kitchen and open plan lounge/dining room.

The modern kitchen has laminate flooring, a range of low level and eye level units, one of which houses the combi boiler, with a range of integrated appliances including a gas hob, extractor fan, oven and space for a washing machine and free standing fridge freezer and a double glazed window to the front aspect.

Particular mention must be made of the open plan lounge/dining room measuring over 19 ft by 13 ft with French doors and four double glazed windows to the rear aspect, flooding the room with natural light and you have the added advantage of understairs storage also, perfect for modern living.

First floor accommodation comprises landing with access to the loft space which isn't boarded.

Bedroom one is a spacious double bedroom with two double glazed windows to the front aspect, space for free standing wardrobes and a large built in storage cupboard above the stairs.

Bedroom two is also a double bedroom with a double glazed window to the rear aspect.

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

Externally the rear garden is north facing but perfect for entertaining with French doors from the open plan kitchen/dining room and there is plenty of space for sheds and further garden storage.

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.







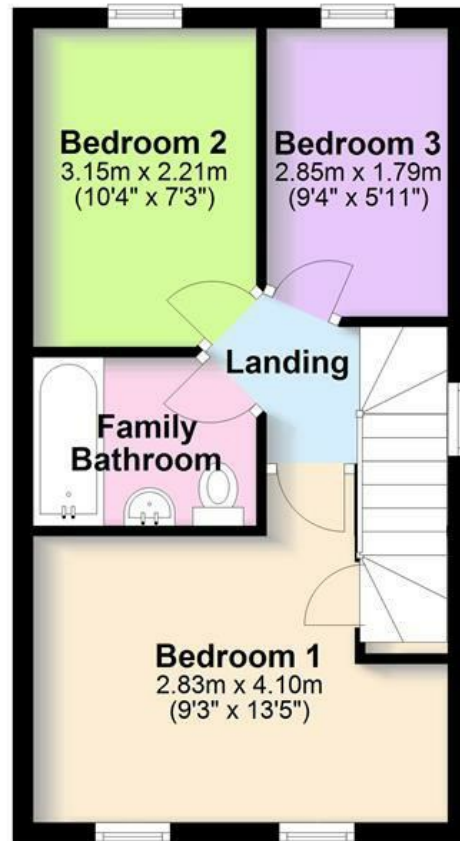
## Ground Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 67.2 sq. metres (723.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	80	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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