



61 Curzon Avenue

Northwich, Northwich

- Second (Top) Floor Apartment
- Open Plan Living Room
- Lounge, Dining & Kitchen Areas
- Two Bedrooms
- Bathroom
- Two Parking Spaces
- Open Views to the Rear

A delightful, two bedroom second (top) floor apartment, located on the fringe of the development with open views to the rear. The property is offered in excellent decorative condition throughout and features gas central heating and PVCu double glazing. Comprises: Secure intercom controlled entrance with communal stairs leading to the second floor. Entrance hall and inner hall with two built-in storage cupboards, open plan living room with lounge, dining and kitchen areas, two bedrooms and bathroom. Outside there are well kept communal gardens and there are two private parking spaces.



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Local amenities are well catered for with shops at the local centre on Winnington Urban Village, which offer everything you could want or need. Winnington Park Community Primary School (Ofsted Good) serves the area and there are two local high schools located in Hartford and Weaverham. Three railway stations serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Northwich and Greenbank stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

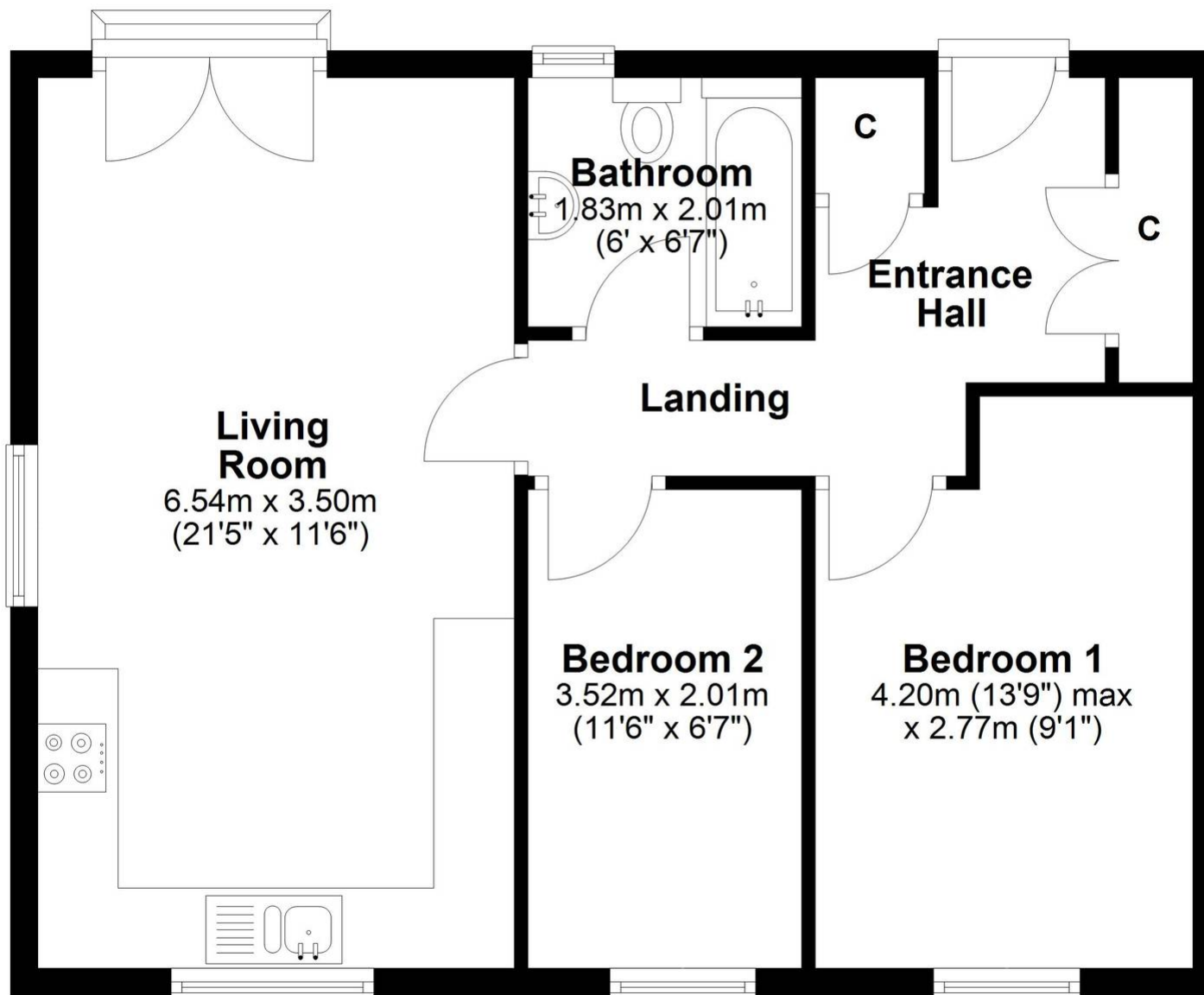
EPC Environmental Impact Rating: B

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Second Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA. Reg number 07682683. Director Andrew P Williams