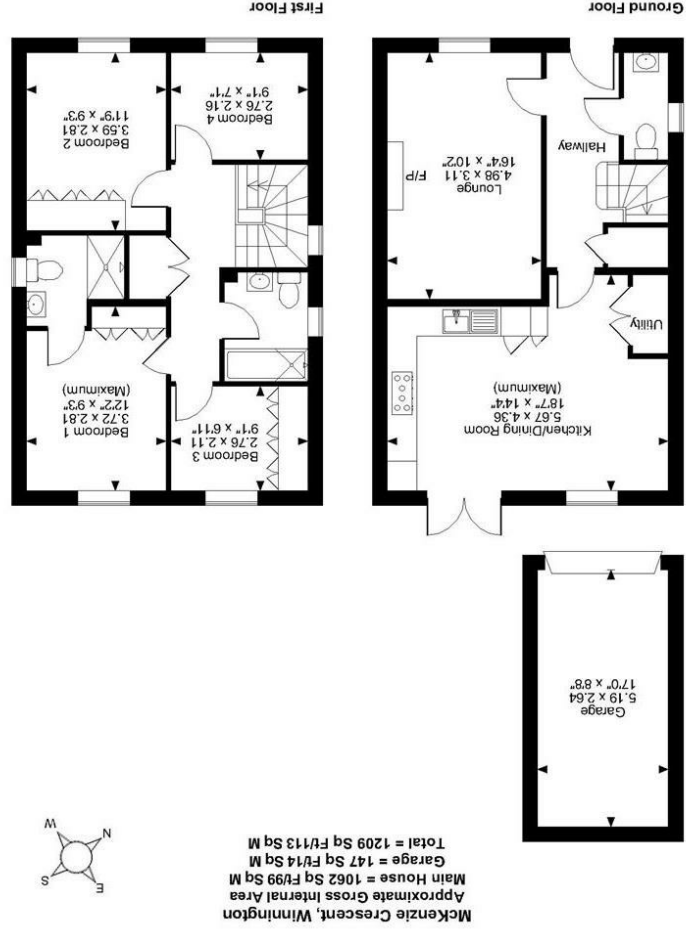
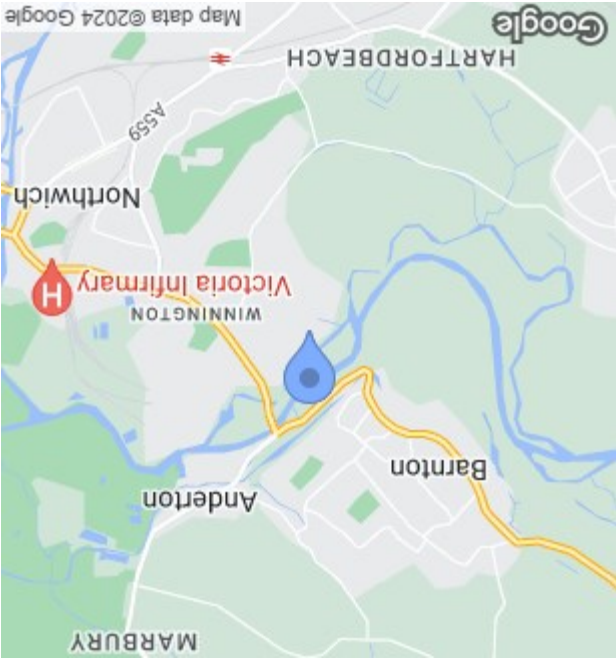


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	82
Potential	93



15 McKenzie Crescent
Winnington
Cheshire
CW8 4FA



Asking Price
£345,000

This well-presented property is ideally located in Winnington Village just a few minutes' walk to the shops, amenities and River Weaver walks.

On entering the property you are greeted by a welcoming hallway leading to an immaculately presented, spacious lounge. and a convenient downstairs w.c. Across the rear of the property there is a generous open-plan kitchen and dining area, providing the perfect family and entertaining space. The kitchen is fitted with a range of modern sleek units stylishly complemented by stone effect worktops and neutral tiling and complete with a separate utility area. The dining space offers plenty of room for a good size family dining table and provides access to the rear garden through French doors. A separate cloakroom/w.c completes the downstairs accommodation.

On the first floor, you are welcomed by a galleried landing providing access to all rooms. The master bedroom is perfectly positioned to take full advantage of the pleasant rear view, this room enjoys an abundance of natural light thanks to its good size window and offers fitted wardrobes, and a modern ensuite shower room. The second double bedroom overlooks the front aspect and offers fitted wardrobes with generous storage space, the third bedroom is a comfortably sized single room which also offers fitted wardrobes, the fourth bedroom is currently used as a versatile working from home/bedroom space.

Outside, the property features a low maintenance front garden and a driveway leading to a detached single garage. The south east facing rear garden offers a private and enclosed space, thoughtfully landscaped to include a lush lawn, and multiple entertaining areas to enjoy the sun throughout the day.

Property Information

Tenure: Freehold

Services: All mains services

Heating: Gas

Council Tax Band: D

Broadband: Yes

Mobile Signal: Yes

Parking: Driveway & Parking

Rights or Restrictions: No

