



78 Cromwell Road, Winnington, Northwich, Cheshire, CW8 4BN
£395,000

This extended four bedroom semi detached property is situated in the ever popular Winnington area and offers the potential to allow it to be converted to a family home with separate living accommodation for a family member or to run a small business. Sitting on a corner plot the property is within walking distance of the local schools, shops, train station and leisure/recreation facilities allowing easy access to Northwich town centre. Warmed by gas central heating the accommodation briefly comprises an ornate porch, entrance hall, lounge, snug, kitchen, family room with a secondary kitchen, conservatory and w.c. on the ground floor. To the first floor is the primary bedroom with ensuite facilities, three further bedroom and a family bathroom. Externally the property is approached via a driveway leading to a carport and has gardens to the front, side and rear.

The property is located in the village of Winnington which is within close proximity to Northwich town centre where a large variety of shopping facilities can be found to include Boots, WH Smith and Waitrose.. Winnington is also ideal for the commuter being within easy access of the A556 and the A49 which in turn links to the major motorway networks of the M6 and M56 making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Entrance Hall

Lounge 19'05" x 10'00"

Snug 13'04" x 11'10"

Kitchen 9'00" x 11'08"

Family Room 15'01" x 11'05"

Secondary Kitchen 9'02" x 8'03"

Conservatory 8'11" x 19'05"

W.C.

First Floor

Primary Bedroom 15'06" x 11'00"

Ensuite 7'00" x 11'00"

Bedroom Two 12'04" x 12'00"

Bedroom Three 11'00" x 12'00"

Bedroom Four 9'00" x 10'00"

Bathroom 4'09" x 7'05"



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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