



**Wynward, Northwich Road, Dutton, Warrington, Cheshire,
WA4 4JY**

£250,000 – No onward chain

Are you looking for a property to put your own stamp on? If so, look no further. Offered for sale with no onward chain is this extended semi detached home which is situated in a semi rural location. With accommodation including an entrance porch, hall, lounge, kitchen/diner/family room to the ground floor whilst upstairs are three bedrooms and a shower room. Externally there is off road parking to the front and an enclosed rear garden.

Accommodation

ENTRANCE PORCH

Accessed via double doors and a door leads to the entrance hall.

ENTRANCE HALL

Doors lead to the lounge, utility area, stairs rise to the first floor and useful under stairs storage.

LOUNGE 11' 8" x 14' 9" (3.56m x 4.5m)

With a double glazed bay window to the front elevation, wall mounted radiator and wall mounted gas fire.

KITCHEN/DINER/FAMILY ROOM 13' 13" x 20' 3 max" (4.29m x 6.17m)

With double glazed windows to the side and rear elevations and double glazed patio doors lead to the garden. The kitchen area is fitted with a range of base and wall units with worksurface over incorporating a sink unit and tap. Space for cooker, wall mounted radiator.

UTILITY ROOM 6' 3" x 6' 7" (1.91m x 2.01m)

With a double glazed window to the side elevation. Wall mounted boiler, space and plumbing for washing machine and space for dryer.

LANDING

With a double glazed window to the side elevation and doors lead to the bedrooms and shower room.

BEDROOM ONE 11' 8" x 8' 7" (3.56m x 2.62m)

With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space.

BEDROOM TWO 8' 4" x 10' 6" (2.54m x 3.2m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM THREE 7' 5" x 8' 1" (2.26m x 2.46m)

With a double glazed window to the front elevation and wall mounted radiator.

SHOWER ROOM

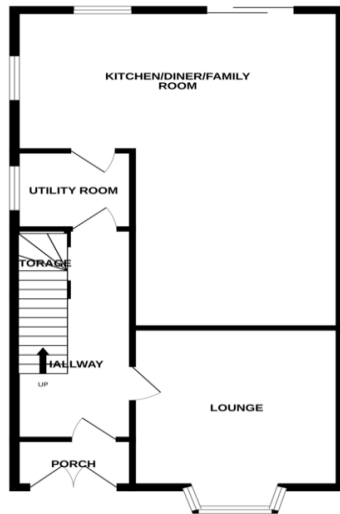
With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Wall mounted radiator.

EXTERNALLY

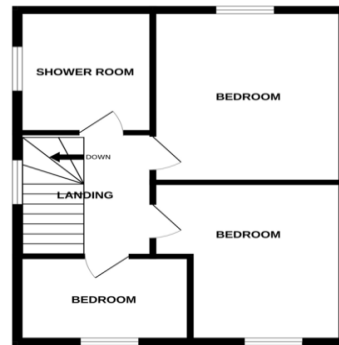
To the front is a driveway providing off road parking, laid to lawn. To the rear is a garden which is mainly laid to lawn and garage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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