

***64 Burnside Way, Winnington, Northwich, Cheshire , CW8 4XS***  
***£250,000***

*We are excited to bring to the market this beautifully presented semi-detached home, ideally situated in a popular and convenient location. The ground floor accommodation comprises an entrance vestibule with guest WC, a welcoming lounge, and a modern kitchen/diner. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a driveway providing off-road parking and access to a private rear garden. Viewing is highly recommended to fully appreciate what this lovely home has to offer.*

## **Accommodation**

### **ENTRANCE VESTIBULE**

*Accessed via the entrance door, double glazed window to the side elevation, wall mounted radiator, herringbone flooring and doors lead to the lounge and guest WC.*

### **LOUNGE 14' 6" x 18' 2" (4.44m x 5.55m)**

*A lovely light and airy lounge with a double glazed windows to the front and side elevations. Feature media wall and storage, wall mounted radiator, a door leads to the kitchen diner and stairs rise to the first floor.*

### **KITCHEN/DINER 14' 6" x 10' 7" (4.44m x 3.25m)**

*With a double glazed window to the rear elevation and double glazed French doors lead to the garden. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap, space for cooker, space and plumbing for washing machine. Wall mounted radiator, space for table and chairs, useful understairs storage and marble effect floor tiling.*

### **LANDING**

*Loft access, cupboard housing boiler and doors to all rooms.*

### **BEDROOM ONE 12' 9" x 10' 0" (3.89m x 3.07m)**

*With two double glazed windows to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space.*

### **BEDROOM TWO 8' 5" x 12' 9" (2.57m x 3.89m)**

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

### **BEDROOM THREE 10' 1" x 5' 10" (3.08m x 1.80m)**

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

### **FAMILY BATHROOM**

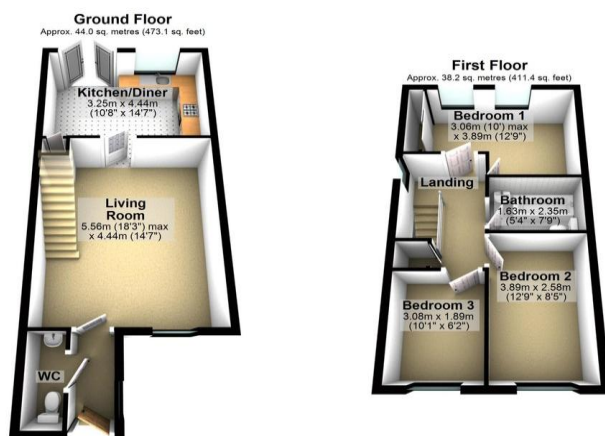
*Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Part tiled walls and tiled flooring, towel rail.*

### **EXTERNALLY**

*To the front is laid to lawn with a driveway providing off road parking. The rear garden is enclosed, mainly laid to lawn with patio area and pergola, ideal for al-fresco dining.*







Total area: approx. 82.2 sq. metres (884.5 sq. feet)

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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