



Appleton Street | Winnington | CW8 4DD

EDWARD
mellor



Features

- A family size 3 bed semi-detached house
- Attractive lounge/diner & fitted kitchen
- Gas central heating and PVCu double glazed
- Excellent off road parking for 2 cars
- Large enclosed rear garden

This is a semi detached property which offers the benefits of gas central heating and PVCu double glazed windows. The accommodation starts with an entrance hall through to a spacious lounge diner having double

doors onto the rear garden. There is a fitted kitchen with integrated oven and hob together with a useful rear porch. On the first floor there are three bedrooms of good size and a bathroom with shower installed.

Outside there is a driveway which provides ample off road parking for two cars. There is an established garden to the front and a gated access to a larger than average rear garden.



The property occupies a splendid position in a very popular and established street settling within Winnington. There is a convenience store within walking distance and Northwich town centre is well placed just half a mile away offering a choice of shops and national chain stores, Waitrose supermarket against a pretty marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym facility. Marbury Country Park and Anderton Nature Reserve with miles of beautiful open countryside is only around 2 miles away.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent.

NOTE: None of the services have been tested. Buyers should obtain their own independent reports.

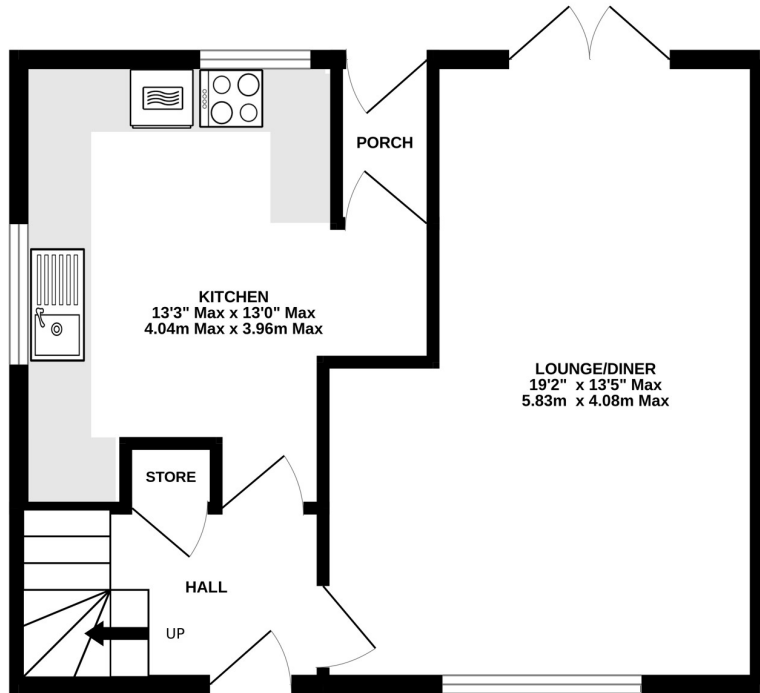
ASSESSMENTS: Cheshire West and Chester Council Tax Band B- Energy Performance Rating TBC



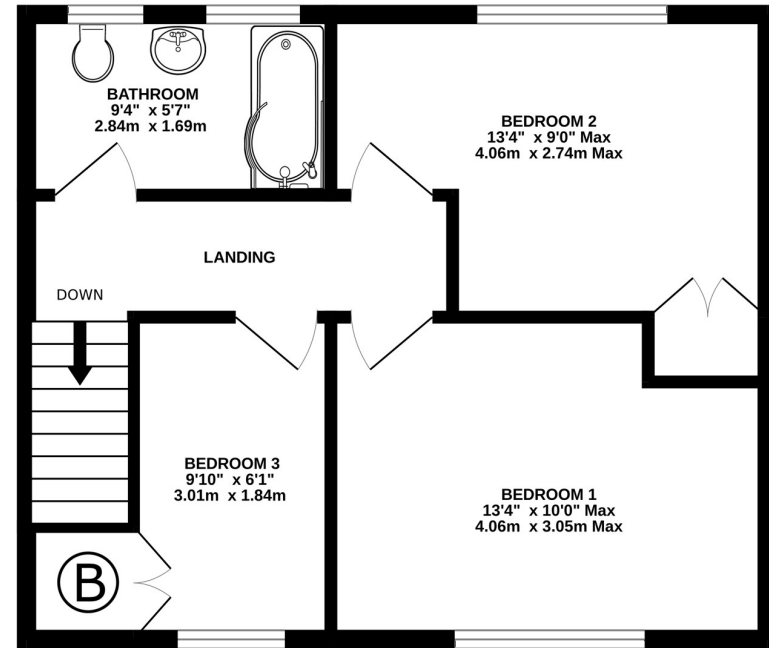
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

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 by 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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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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