



## 63 Curzon Avenue

, Northwich, CW8 4YU

£140,000



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## Summary

Introducing a remarkable opportunity for first-time buyers or those in search of a convenient lock-up-and-leave sanctuary! Captivatingly presented, this top floor two-bedroom apartment awaits new owners in the esteemed Winnington Village estate.

Beyond the welcoming communal entrance, this beautifully appointed abode greets you with elegance. Step into an apartment hallway that effortlessly leads you to the heart of the home – an open plan living and dining immersed in a cascade of natural light through its triple aspect layout., this sublime room boasts a Juliet balcony, where you can revel in the picturesque views whilst indulging in moments of relaxation and tranquility.

Prepare your culinary creations in the fully-fitted kitchen, thoughtfully adorned with integrated appliances that complement the modern lifestyle. The appeal continues as you discover two generously proportioned double bedrooms, providing comfortable havens for restful nights. Adjacent to these, a tastefully designed family bathroom serves every practical need.

Favorably, parking is made a breeze with space available for not just one, but two vehicles. Moreover, for eco-conscious residents, an electric charging point can be connected...

Embodying the epitome of convenience, this exquisite property does not shy away from providing a plethora of amenities within close reach. The charm of local shops entices you to saunter along on leisurely strolls, while a nearby Nursery mixed with the warmth of its surroundings augments the family-friendly ambience.

## Winnington

Winnington Village is a popular development which has excellent transport links to reach Northwich, Chester, Runcorn and surrounding areas. Winnington has something for the whole family, from Football and Rugby to Cricket and Golf, there is plenty to enjoy! The high street of Northwich is a short walk away and offers a unique, and specialist independent businesses mixed with major national retailers and the town also hosts a monthly Artisan Market which is packed with amazing hand-crafted products which is enjoyed by all ages. On top of this, Northwich has been bolstered by the £80 million Barons Quay development which continues to expand. Comprising a state-of-the-art cinema, high street retailers and food and drink venues, the shopping destination is set to grow over the coming months with even more businesses preparing to open there. While visiting an event in Northwich or hitting the shops you may need some refreshment. Fortunately, the town has a comprehensive selection of pubs, restaurants, cafes and bars for visitors to enjoy. Whether it's breakfast, lunch, dinner or just drinks with friends, Northwich has an option to suit all preferences. Brio Leisure is also within close proximity and is ideal for those looking at swimming throughout the year.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Tel: 07778 908724

### Communal Entrance

Secure communal entrance with telecom for visitors, postboxes for each apartment.

### Top Floor Apartment

#### Entrance Hallway

18'0" x 9'0" maximum (5.49 x 2.75 maximum)

Beautiful entrance hall with parquet flooring, window and storage cupboard.

#### Open Plan Living / Dining / Kitchen

21'3" x 11'6" (6.50 x 3.51)

Triple aspect living allowing plenty of natural light, Juliet balcony with stunning views, completed with beautiful parquet flooring. The kitchen has integrated white goods to include, cooker, hob, dishwasher and washing machine.

#### Bedroom One

11'9" x 8'11" (3.60 x 2.74)

Double bedroom with beautiful parquet flooring, double fitted wardrobe, radiator, window overlooking development.

#### Bedroom Two

11'5" x 6'8" (3.48 x 2.04)

Double bedroom with beautiful parquet flooring, fitted wardrobe, radiator, window overlooking development.

### Family Bathroom

6'7" x 6'2" (2.03 x 1.88)

Three piece white suite with rain shower over bath, towel-rail radiator, finished with neutral grey tile, window allowing plenty of ventilation.

### Externally

#### Allocated Parking

Two allocated parking spaces with electric charging point.

#### Tenure

Leasehold, to be confirmed by the Vendor's solicitor.

#### Energy Performance Certificate

Current Rating B.

#### Possession

Vacant possession upon completion.

#### Viewing

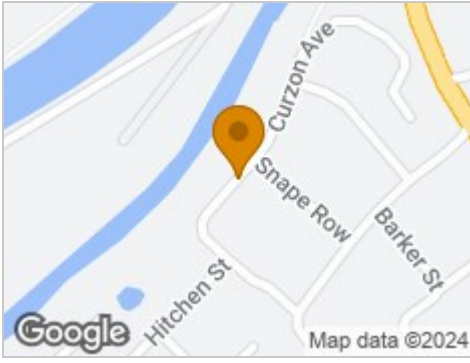
Viewings are by appointment only and can be arranged by calling New Adventure Homes.

#### Property to Sell or Let?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724!



## Road Map



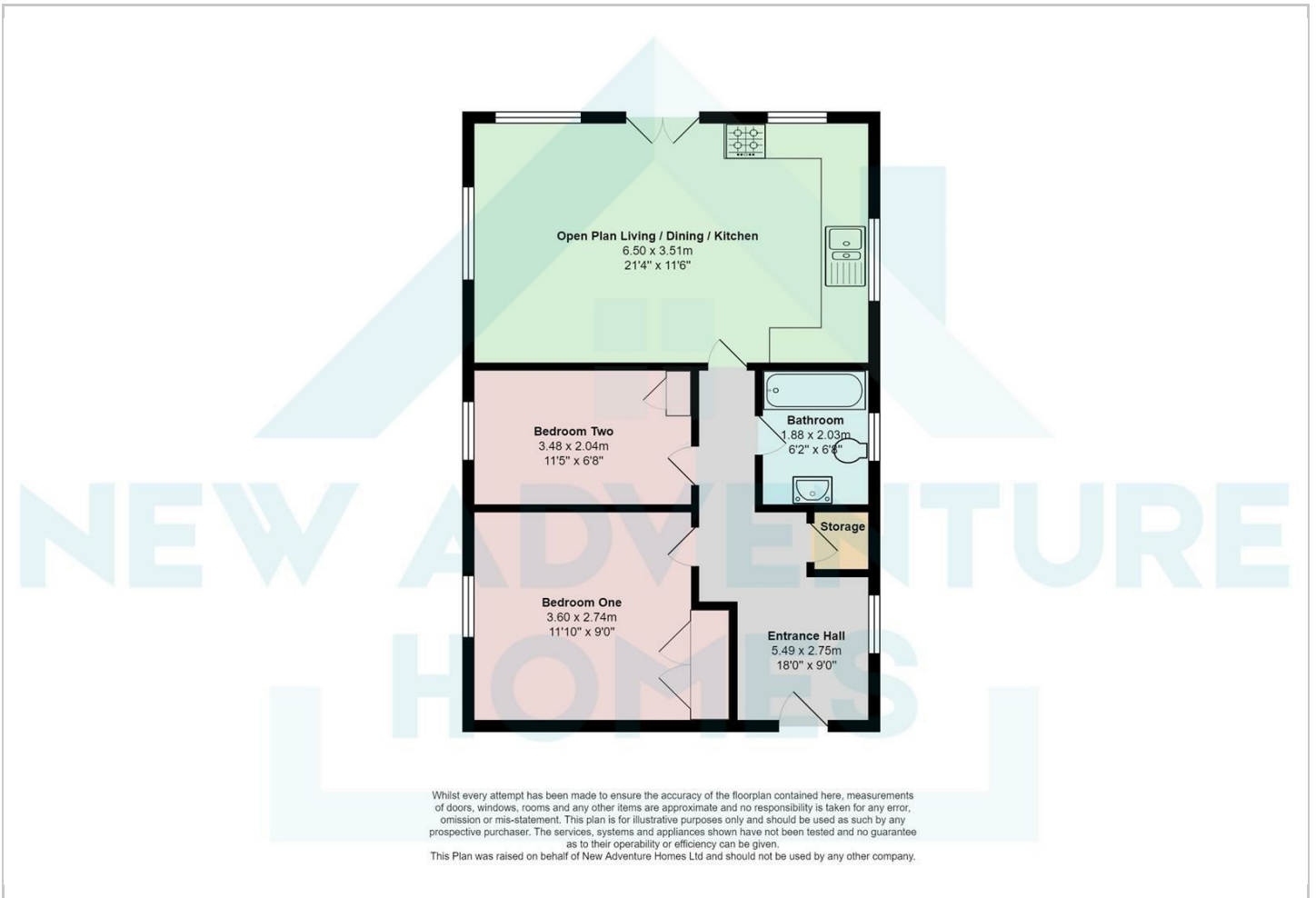
## Hybrid Map



## Terrain Map



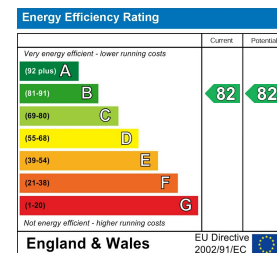
## Floor Plan



## Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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