



Wright Marshall
Estate Agents

8 BOLLINGTON AVENUE, LEFTWICH,
NORTHWICH CW9 8SB

OFFERS OVER £200,000



An extended chain free bungalow with spacious gardens available in Leftwich

Description

Purchased from the late vendor over 30 years ago this previously three bedroom bungalow, now converted into a two bedroom to provide a large lounge/dining room is in need of modernization through and available with no vendor chain.

Located off London Road on Bollington Avenue this property is perfectly positioned on the outskirts of Northwich within walking distance to large supermarkets, cafes and restaurants such as Waitrose, Abdas and Bombay Quay to name a few.

Accommodation comprises large driveway for multiple vehicles, a large lawned garden to the front aspect and a useful single garage with eaves storages, accessible via the driveway and rear garden to the side aspect.

The porch through hallway provides plenty of integral storage, both bedrooms are doubles and the master has the added advantage of a built in wardrobe.

The three piece family bathroom requires modernizing but is in perfect working order.

The lounge has been knocked through into what was bedroom three to create a spacious lounge/dining room with the conservatory extension built within the last 20 years, flooding the rooms with natural light and perfect for entertaining family and friends.

The kitchen offers plenty of eye level and low level storage units, one of which houses the combi boiler and several appliances are integrated including the double oven, electric hob and extractor fan.

The enclosed rear garden is accessible via both the kitchen and the conservatory, ideal on a hot summers day.

Leftwich is conveniently located to the A556 connecting commuters to both the M56 and M6 motorways.

Regular bus routes include the London Road stop (Crewe-Northwich) which runs every 30 minutes, ideal for interested parties who don't drive.

Local rail networks include Hartford train station (Liverpool-London line) and Greenbank train station (Chester-Manchester line) both of which are only a 10 minute drive away from the property.

Ground Floor

Approx. 12.9 sq. metres (138.6 sq. feet)



Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements