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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 127.7 sq. metres (1374.3 sq. feet)



OFFERS IN THE REGION OF £365,000



3A MOSS ROAD  
 WINNINGTON  
 NORTHWICH  
 CW8 4BQ



COUNCIL TAX BAND: C



An immaculate period property with kitchen extension and converted loft room located on Moss Road in highly sought after Winnington

### Description

Purchased by the current vendor 26 years ago this property has been modernised throughout while maintaining many of its original features. This property has been extended to both the rear and the side by the current vendor and the loft space was converted by the previous vendor creating an extra bedroom with fantastic views across Northwich.

Particular mention must be made of the spacious bay fronted lounge with original solid oak parquet flooring, a roaring open fire and lovely high ceilings flooding the room with natural light, a truly cosy room on a cold winters night.

Ground floor accommodation comprises spacious entrance hallway with original solid oak parquet flooring, understairs storage, a double-glazed window to the front aspect and stairs to the first floor landing.

The spacious bay fronted lounge could easily be knocked through into the spacious dining room to create a light and airy family area with dual aspect views to both the front and the rear aspects.

The modern kitchen has a range of low level and eye level units, a useful utility area with a sink and drainer and downstairs WC, built by the current vendor and a range of integrated appliances including a dishwasher, microwave, fridge, separate freezer, double oven and extractor hood.

The single storey rear extension has created a large 10 ft by 12 ft separate dining room/playroom overlooking the rear garden, a very useful family area for when the parents are busy cooking away and need to keep an eye on the children.

First floor accommodation comprises spacious landing with a double glazed window to the side aspect, a spacious four piece family bathroom with a built in storage cupboard housing the combi boiler and a double glazed window to the rear aspect.

All the bedrooms are double glazed, the bay fronted bedroom and bedroom three both overlook the front aspect, bedroom two overlooks the rear aspect and bedroom three located on the second floor has two velux windows overlooking Moss Farm Leisure Complex.

Externally the vendor has maintained the beautiful original York stone driveway large enough for up to four vehicles and the partly lawned, partly flagged west facing rear garden is the perfect sized garden for the growing family who doesn't want their weekends filled with gardening but still appreciate a sizeable, low maintenance garden to enjoy the evening sun.

Winnington is a growing destination for young professionals and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

With fantastic primary schools such as Winnington Park County Primary School, secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more buyers are moving into the village.

Various sports team including Northwich Rugby Union Football Club, Hartford Football Club and Northwich Cricket Club all play at the Moss Farm Leisure Complex located on Firdale Road only a short walk away from Winnington.

Greenbank train station (Chester-Manchester) is only a 10 minute walk away, Hartford train station (London-Liverpool) is only a 5 minute drive and Manchester airport is only a 30 minute drive away making Winnington extremely accessible for commuters.