



Wright Marshall
Estate Agents

12 ROBERTS COURT, WINNINGTON VILLAGE,
NORTHWICH CW8 4ZR

OFFERS IN THE REGION OF £190,000



A modern two double bedroom chain free coach house with a single integral garage and an enclosed south facing rear garden

Tenure

144 years left remaining on the 155 year lease with an annual service charge of £144.08 payable to Premier Estates and an annual ground rent of £155.00 payable to Aviva Investors Ground Rent GP Limited which increases relative to RPI.

Description

Purchased from new by the previous vendor 10 years ago this unique property is available chain free.

With allocated off road parking, a single integral garage and a private enclosed south facing garden this property is the perfect opportunity for a first time buyer or downsizer looking to acquire a lock up and leave.

Ground floor accommodation comprises spacious hallway with direct access to the integral garage and stairs to the first floor.

First floor accommodation comprises deceptively large dual aspect lounge/dining room with a Juliet balcony to the front aspect, double glazed windows to both the front and the rear aspect and a large built in storage cupboard.

Bedrooms one and two are both double bedrooms with double glazed windows to the front aspect and bedroom one has the added advantage of built in triple wardrobes.

The modern kitchen has a selection of low level and eye level units, one of which houses the combi boiler, a sink with drainer below the double glazed window to the rear aspect and a selection of integrated appliances including a slimline dishwasher, oven with gas hob and extractor fan and a fridge/freezer.

The modern three piece family bathroom is partly tiled with tiled flooring with a frosted double glazed window to the rear aspect.

Externally particular mention must be made of the single integral garage with direct access to both the main property and the rear garden, ideal for storage purposes.

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

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Winnington Park Primary School, Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is within a short drive of the property.

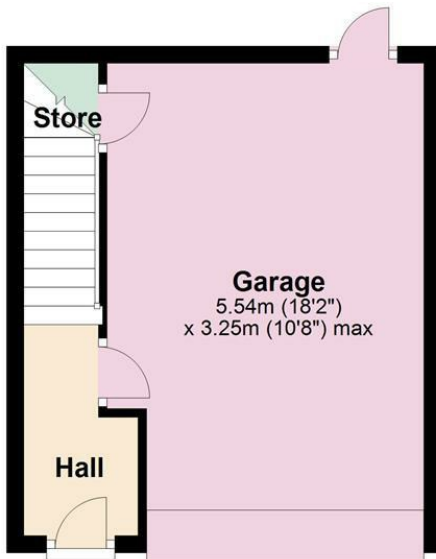
Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations

include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.

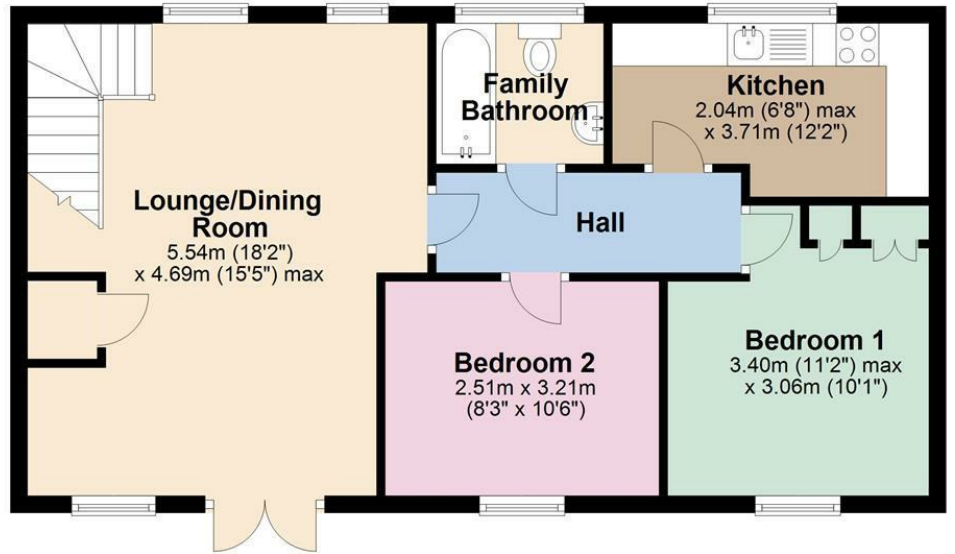
Ground Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.8 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) 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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