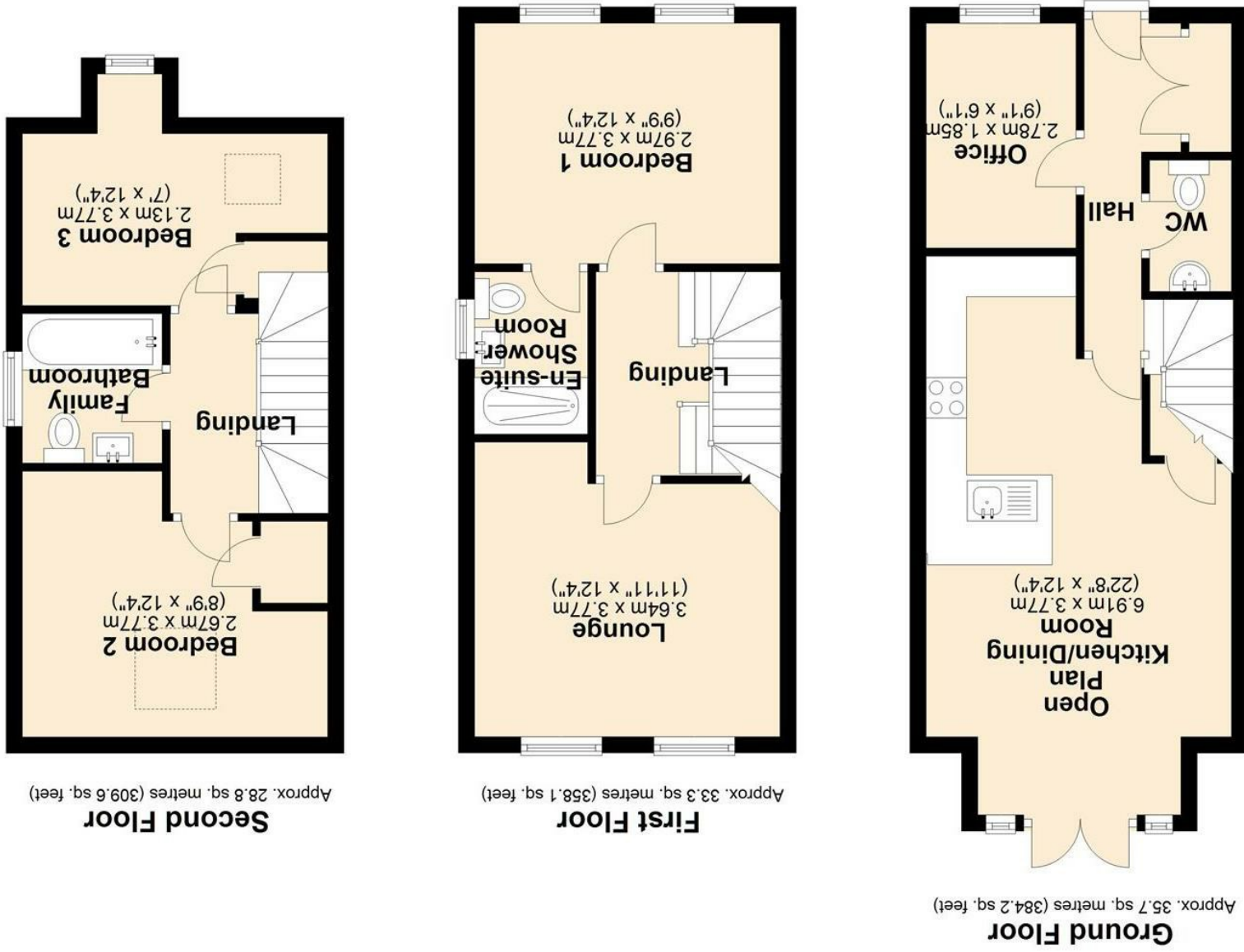
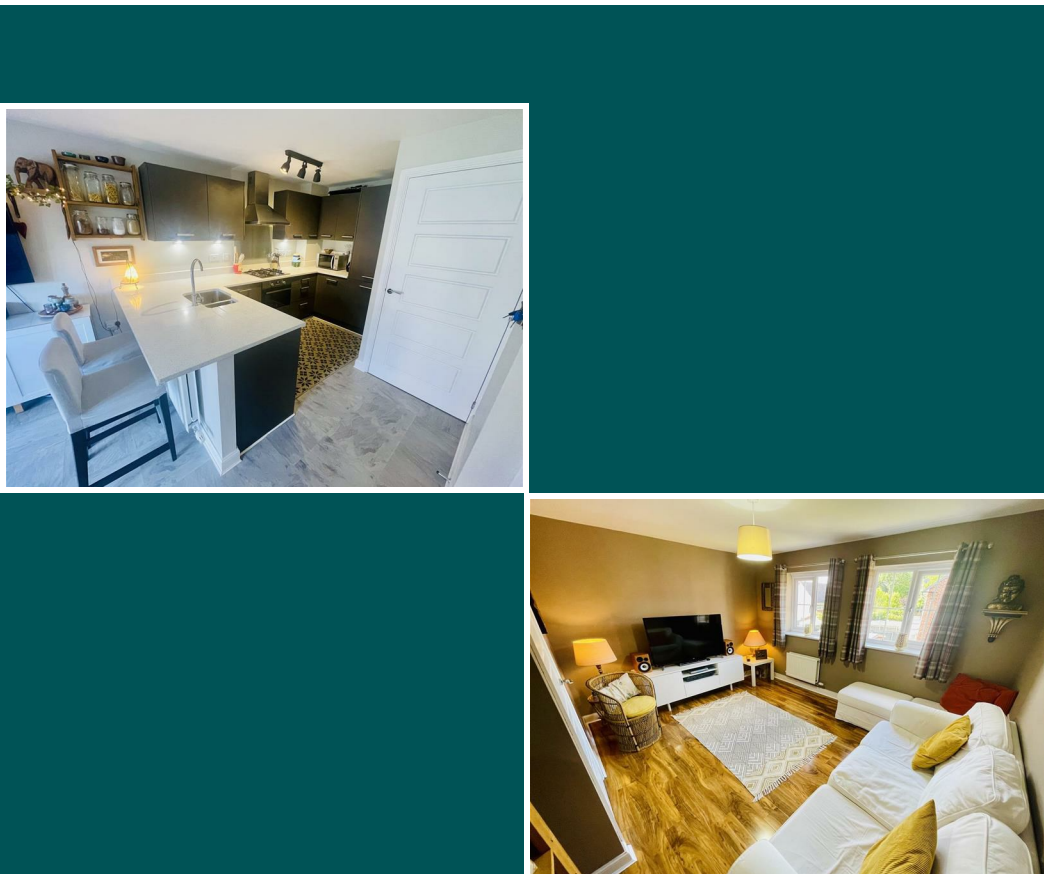


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and 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. 97.7 sq. metres (1051.8 sq. feet)



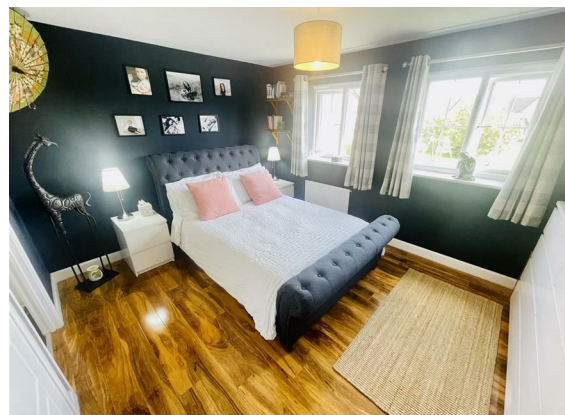
OFFERS IN THE REGION OF £270,000



25 IMPERIAL AVENUE  
 WINNINGTON VILLAGE  
 NORTHWICH  
 CW8 4GB

3 3 2 B  
 COUNCIL TAX BAND: D





An immaculate freehold property located in highly sought after Winnington Village

### Description

Purchased by the current vendors off plan 7 years ago, this property has been decorated and maintained throughout and is the perfect opportunity for first time buyers.

Built by Barratt Homes this property is positioned on a large plot with the added advantages of both a large driveway and side access to the rear garden, ideal for family and friends when visiting the property.

Ground floor accommodation comprises spacious hallway with a built in storage cupboard immediately to the left as you open the front door which houses the combi boiler and provides plenty of storage space for coats and shoes. The ground floor office has a double glazed window to the front aspect ideal for remote working.

The large open plan kitchen/dining room has a further built in understairs storage cupboard, a range of low level and eye level units, a beautiful breakfast bar with stunning views across the rear garden through the French doors and a range of integrated appliances including a gas hob, extractor fan, oven, fridge/freezer, family sized dishwasher and washing machine.

First floor accommodation comprises spacious landing with a large lounge with walnut effect laminate flooring and two double glazed windows to the rear aspect.

The main bedroom is a large double with walnut effect laminate flooring, two double glazed windows to the front aspect with pleasant views of the play ground opposite and also includes a modern three piece en-suite shower room with tiled flooring and a frosted double glazed window to the side aspect.

Second floor accommodation comprises two further double bedrooms, both with double glazed velux windows and a large built in storage cupboard each. The modern three piece family bathroom with tiled flooring and a frosted double glazed window to the side aspect presents the perfect opportunity for teenage children to share the second floor, separate from the parents on the first floor.

Winnington Village 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 and 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 clients 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 Village, with plans having been proposed for a new pedestrian walk way to be built direct from the village to the leisure complex.

Greenbank train station (Chester-Manchester line) is only a 5 minute drive away connecting commuters across the North West and Manchester airport is only a 30 minute drive away.