



Wright Marshall
Estate Agents

71 VIOLET GROVE, WINNINGTON VILLAGE,
NORTHWICH CW8 4FG

OFFERS IN THE REGION OF £270,000



An immaculate three/four bedroom freehold property backing onto Moss Farm Leisure Complex located in highly sought after Winnington Village

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.

Description

Purchased by the current vendor less than 12 months 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 double driveway with an EV charging point and a private enclosed east facing rear garden.

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 carpeted throughout with access to the lounge and the main bedroom.

The main bedroom is a large carpeted double with two double glazed windows to the front aspect and also includes a modern three piece en-suite shower room with tiled flooring.

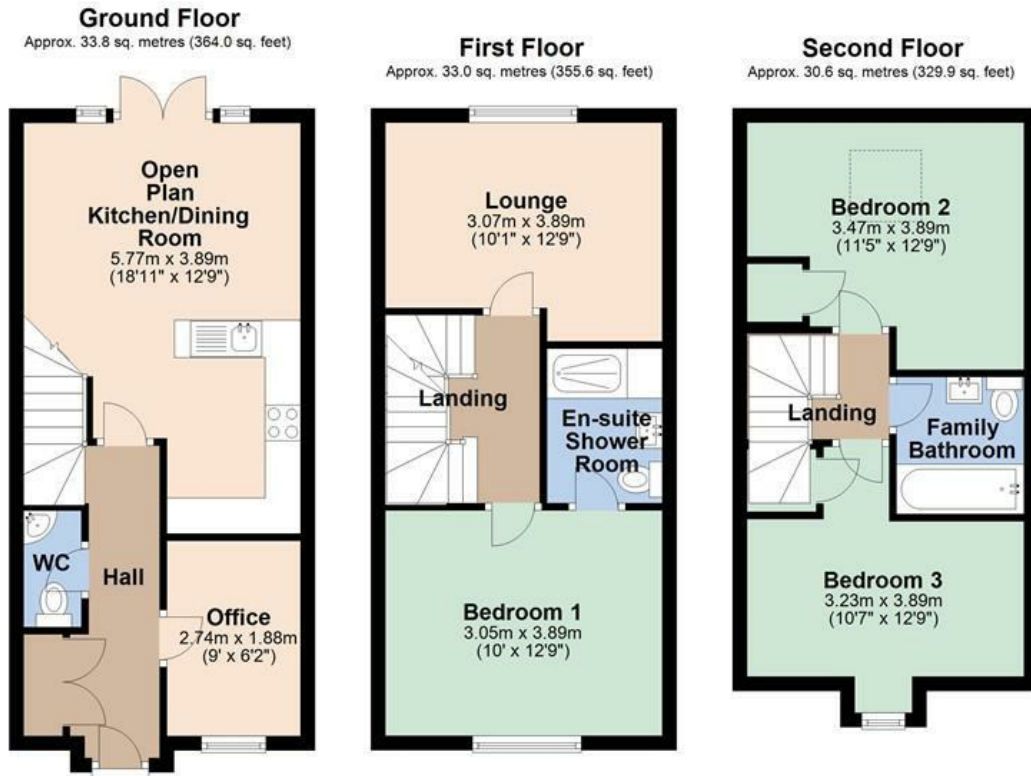
The carpeted lounge has a double glazed window to the rear aspect with stunning green views across Moss Farm.

Second floor accommodation comprises spacious landing with access to the boarded loft space, two further double bedrooms both with double windows and a large built in storage cupboard each. The modern three piece family bathroom with tiled flooring presents the perfect opportunity for 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.



Total area: approx. 97.5 sq. metres (1049.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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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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