

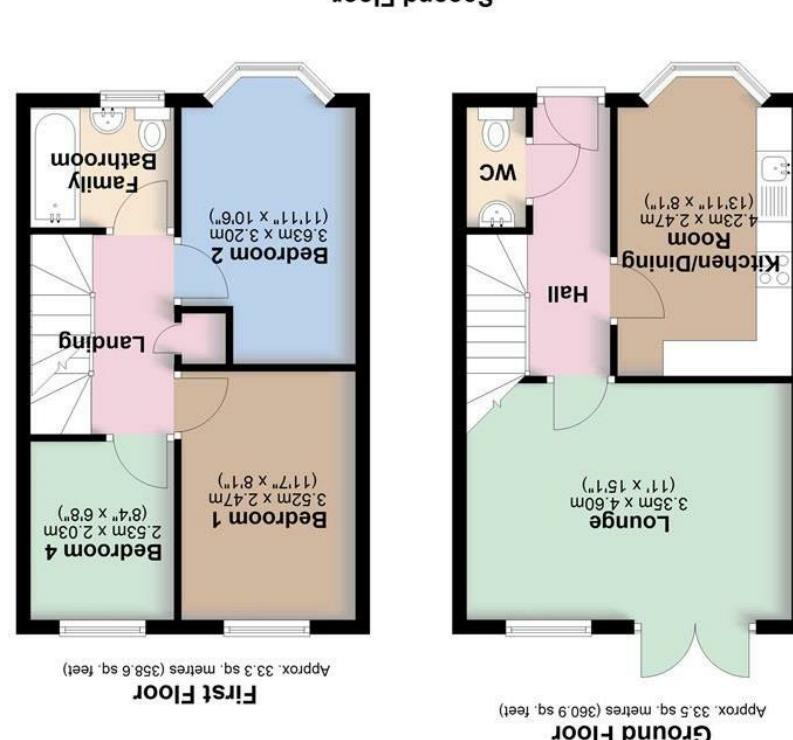
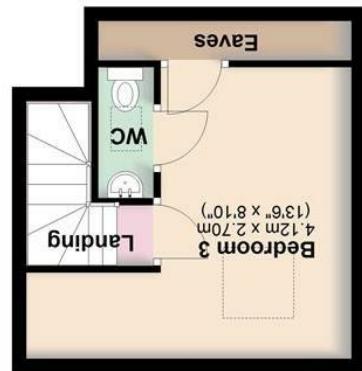
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

2. All descriptions and references to condition and necessary permissions for use and occupation 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.

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.

MISREPRESENTATION ACT 1967.

Total area: approx. 87.6 sq. metres (943.4 sq. feet)



 **Wright Marshall**
Estate Agents

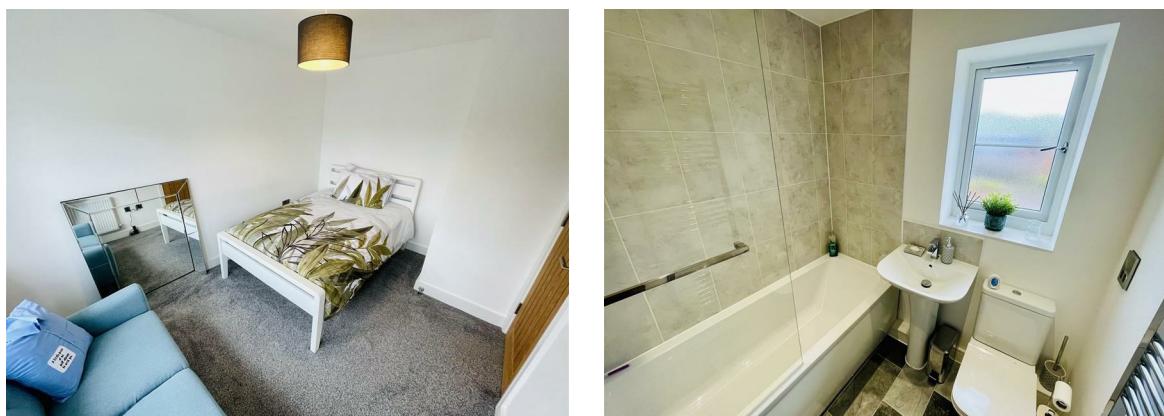
OFFERS OVER £240,000



**1 WINNINGTON LANE
WINNINGTON
NORTHWICH
CW8 4DE**



COUNCIL TAX BAND: C



An immaculately presented three storey property with two allocated parking spaces located within walking distance to Northwich town centre

Description

Purchased by the current vendor off plan only two and half years ago this modern property has been well maintained and is the perfect opportunity for a first time buyer.

Developed by Salboy this small development consists of just ten properties all of which benefiting from allocated parking and particular mention must be made of the two allocated parking spaces included with this property.

Ground floor accommodation comprises entrance hall with under stairs storage and access to the downstairs WC, kitchen and lounge.

The modern kitchen/dining room is bay fronted with a range of low level and eye level units, one of which houses the ideal combi boiler and the kitchen also has integrated appliances including an extractor hood, gas hob and electric oven.

The lounge has French doors to the rear enclosed south facing garden and a double glazed window to the rear aspect also flooding the room with natural light.

First floor accommodation comprises two double bedrooms, a single bedroom/study, a modern three piece family bathroom with a frosted double glazed window to the front aspect and an integrated storage cupboard, ideal for bedding and cleaning appliances.

The second floor provides the perfect space for a teenager, a double bedroom with a velux window, ample storage space both tucked away in the corner of the bedroom and the eaves and added advantage of a WC.

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 20 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.

Specification

Internally:

Oak veneered doors with soft wood surrounds painted in satinwood paint. TV, Phone and Satellite points in Lounge and Master Bedroom. Fitted carpets

Electrics, Lighting and Heating:

High efficiency 'Instinct' Combi boiler by Ideal.

Thermostatic radiators by Henrad

Mains operated smoke detector with sounders to Lounge, Entrance Hall, Landings on First and Second Floors

Mains operated interlinked Heat & Carbon Monoxide Detector with sounder in the Kitchen

Kitchen:

'Greenwich' Gloss White fully fitted kitchen with 'Black Mirror' worktop.

Integrated Electric Oven, Washer/ Dryer and 50/50 Fridge Freezer

4 Burner Gas Hob with tiled splashback and stainless steel extractor over

Stainless steel sink with Polished chrome mixer tap over

Low energy Recessed lighting

Bathrooms:

White ceramic 'Cedarwood' sanitaryware.

750mm 'Solarna' Acrylic bath with thermostatically controlled shower mixer over, bath mixer tap and shower screen.

Polished chrome mono lever taps to all sinks

Ceramic floor tiles

Part tiled walls surrounding basins and fully tiled walls surrounding integrated shower over bath

Externally:

Black Composite front door

White uPVC French doors to the rear garden

White uPVC Windows, Soffits and fascias, requiring no maintenance

Movement sensor to front and rear

Turf to the front (where applicable) and rear

1800mm boarded fence to all boundaries with gated access, 825mm brick boundary wall to the front