



**Church Street, Wincham Northwich CW9 6EP**



*welcome to*

**Church Street, Wincham Northwich**

TWO BEDROOM EXTENDED SEMI DETACHED COTTAGE WITH OFF ROAD PARKING AND STUNNING OPEN VIEWS TO THE REAR IN A HIGHLY SOUGHT AFTER WINCH LOCATION!



### **Dining Room**

12' x 10' 11" ( 3.66m x 3.33m )

Entrance door, double glazed window to front aspect, gas stove in feature surround.

### **Lounge**

12' x 14' max ( 3.66m x 4.27m max )

Double glazed windows to rear and side aspects, gas stove in surround, stairs to first floor.

### **Kitchen**

10' x 5' ( 3.05m x 1.52m )

Range of fitted wall and base unit with contrasting work surfaces over, gas hob, electric oven and extractor, space for fridge/ freezer, stainless steel sink and drainer unit, double glazed window to side aspect, tiled flooring and radiator

### **Utility Room**

6' x 3' 10" ( 1.83m x 1.17m )

Space for washing machine and dishwasher, door to rear aspect and double glazed window to rear aspect

### **Bathroom**

Bath with shower over, low level WC, hand wash basin and double glazed frosted window to rear aspect, tiled flooring and heated towel rail

### **Bedroom One**

12' x 10' 10" ( 3.66m x 3.30m )

Double glazed window to front aspect and radiator. Built in storage and loft access

### **Bedroom Two**

10' x 10' ( 3.05m x 3.05m )

Double glazed window to rear aspect and radiator

### **External**

Off Road parking. Garage 17ft x 9ft with power, light and up and over door. Gazebo with hot tub (can be included within negotiations). Patio seating area. Stunning open views to rear



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## Church Street, Wincham Northwich

- two Bedroom Semi Detached Cottage
- Two Reception Rooms
- Stunning Open Views to the Rear
- Off Road Parking
- Council Tax Band B

Tenure: Freehold EPC Rating: Awaited

**£240,000**



Please note the marker reflects the postcode not the actual property

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