



47 WITHINGTON CLOSE
Northwich, Cheshire, CW9 8BD
£350,000



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ACCOMMODATION

Ground Floor

Hall

Entered via the quality composite front door into a spacious entrance hall with doors leading off to the lounge, dining room, kitchen/breakfast room, study, cloakroom and stairs rise to the first floor. Beneath the staircase is a very useful storage cupboard.

Cloakroom/WC

Accessed from the hall and beautifully fitted with a modern white suite comprising of a low level WC and wash hand basin. Natural light enters via the obscure double glazed uPVC window to the side elevation.

Study 9' 10" max. x 7' 4" max. (2.99m x 2.23m)

Accessed from the hall and located at the front of the property with uPVC double glazed window to the front elevation providing plenty of natural light.

Lounge 16' 10" x 11' 5" (5.13m x 3.48m)

Entered from the hall this is a well proportioned room with uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening to the rear garden.

Dining Room 10' 9" x 8' 7" (3.27m x 2.61m)

Entered off the hall with a uPVC double glazed window to the front elevation.

Kitchen/Breakfast Room 17' 2" x 8' 8" (5.23m x 2.64m)

A lovely bright room of great proportions offering very spacious kitchen and dining area fitted with a beautiful range of cream wall and base cupboards. There are double uPVC double glazed windows to both the rear and side elevations and an external composite door leading out to the side.

First Floor

Landing

A spacious galleried style landing with doors leading off to all bedrooms, bathroom and airing cupboard housing the hot water cylinder.

Master Bedroom 12' 5" into wardrobes x 11' 11" (3.78m x 3.63m)

Double bedroom with full wall of fitted wardrobes, uPVC double glazed window to the rear elevation and door through to the master en-suite.





Master En-Suite

Fitted with a white suite comprising low level WC, wash hand basin, wide shower cubicle and uPVC double obscure glazed window to the rear elevation.

Bedroom Two 10' 9" x 8' 7" (3.27m x 2.61m)

Double bedroom with uPVC double glazed window to the front elevation.

Bedroom Three 9' 4" max. x 7' 2" (2.84m x 2.18m)

Single bedroom with uPVC double glazed window to the rear elevation currently with bunk beds.

Bedroom Four 8' 8" x 8' 1" (2.64m x 2.46m)

Single bedroom with uPVC double glazed window to the front elevation.

Family Bathroom

Beautifully finished fully tiled room fitted with a quality white suite comprising low level WC, wash hand basin and panelled bath with shower over. Under floor heating and uPVC double obscure glazed window to the side elevation.

Externally

Double Detached Garage 17' 9" x 17' 5" (5.41m x 5.30m)

A substantial brick built double garage with pitched tiled roof positioned alongside the property clearly demonstrating the width of this corner plot. Two metal up and over doors provide access to the large open space within.

To the front

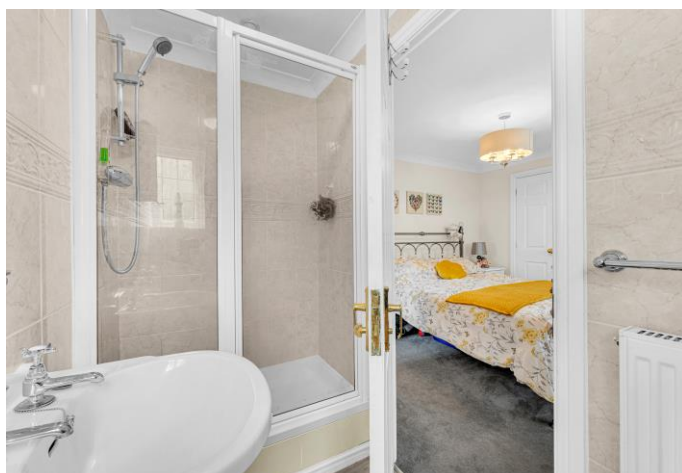
The property is nicely positioned on a wide corner plot at the end of the cul-de-sac with the detached double garage alongside the house. A double width block paved driveway provides off road parking in front of the garage and in front of the property there is a lawned area with planted borders. An access gate between the house and garage leads to the rear garden.

To the rear

The rear garden is not overlooked and is laid to lawn with established shrub borders and a paved patio outside the French doors from the lounge. There is a further garden area to the rear of the double garage.

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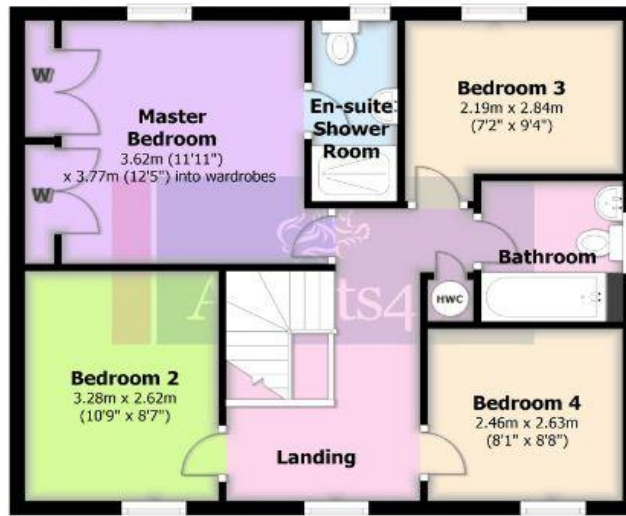
These details are intended as a guide only, potential purchasers should satisfy themselves by personal inspection. Fittings, equipment, services or apparatus of any description have not been tested so we cannot verify that they are either functional or fit for purpose. Measurements used in the property details may be approximate, if intending purchasers need accurate measurements they should take such measurements themselves.



Ground Floor



First Floor



Energy Performance Certificate		GOV.UK - Government	
47, Withington Close, NORTHWICH, CHESHIRE, CW8 4WP			
Rating system	20 August 2018	Reference number	0256-0250-1-0000-0000-0001
Date of measurement	20 August 2018	Type of measurement	REPAIRED existing dwelling
Main use/destination of building	Residential	Local authority	Cheshire East
2. Current energy ratings of properties in this group are shown in ascending order.			
Minimum energy rating for this group of properties: 3 stars		Average energy rating for this group of properties: 3.4 stars	
Over 3 years you could save			
£ 4,724		£ 4,724	
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 214 over 3 years	£ 214 over 3 years	None
Heating	£ 1,740 over 3 years	£ 1,740 over 3 years	None
Hot water	£ 2,256 over 3 years	£ 2,256 over 3 years	None
	Total	£ 4,210	None
From figures above you can see the energy performance would be on this property for heating, hot water and hot space heating. The energy performance would be on this property for lighting, hot water and hot space heating. The energy performance would be on this property for lighting, hot water and hot space heating.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home.		The graph shows the rating the lower your fuel bills are likely to be.	
The current rating shows the effect of undertaking the recommended energy saving measures.		The potential rating shows the effect of undertaking the recommended energy saving measures.	
The energy efficiency rating is based on the current energy performance of the property.		The energy efficiency rating is based on the current energy performance of the property.	
Top actions you can take to save money and make your home more efficient			
Recommended measures		Estimated cost	
1. Low energy lighting for all fixed install	£ 500	None	None
2. Better control heating	£ 2,000 - £ 2,000	£ 125	£ 125
3. Replacement glazing units	£ 3,000 - £ 7,000	£ 125	£ 125
Measures 1, 2 and 3 are recommended. The total estimated cost is £ 5,500. The total potential saving is £ 375.			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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