



20 John Fryer Avenue, Wincham, Northwich, Cheshire CW9 6EG
£300,000

We are delighted to offer for sale this well-presented and attractive three-bedroom semi-detached property, ideally situated in the popular area of Wincham, between Northwich and Knutsford. Offering spacious and versatile accommodation, the property features a welcoming entrance hall, fitted kitchen, generous lounge/dining room and bright conservatory, with direct access to the rear garden. To the first floor are three well-proportioned bedrooms, two with built-in wardrobes, a refurbished family bathroom and a fully boarded loft providing excellent additional storage. Externally, the property benefits from well-maintained front and rear gardens, a large patio, ample off-road parking and a substantial garage with power, lighting and water. Additional outside taps and power sockets further enhance the outdoor space. Ideally positioned for Northwich, Knutsford, local countryside and leisure facilities, with the M6 motorway less than four miles away. Internal viewing is highly recommended.

Accommodation

We are delighted to offer for sale this modern and attractive three-bedroom semi-detached property, situated in the popular area of Wincham, between Northwich and Knutsford. The property is well presented throughout and offers spacious and versatile accommodation, together with excellent outside space, ample parking and a large garage.

The property benefits from gas central heating and PVCu double glazing throughout, as well as a fully boarded loft providing excellent additional storage.

Entrance Hall

A welcoming entrance hall providing access to the kitchen and lounge/dining room, with stairs rising to the first floor.

Kitchen – 9'7" x 7'10" (2.91m x 2.40m)

Fitted kitchen with a double-glazed window to the rear elevation, corner stainless-steel sink and quartz worktops. The kitchen is fitted with an integrated oven, hob and extractor fan, integrated dishwasher and has space and plumbing for a washing machine. Further benefits include part-tiled walls and a radiator. A door provides access to the side of the property and through to the rear garden.

Lounge/Dining Room – 22'7" max x 11'9" max (6.89m x 3.57m max)

A particularly spacious and versatile reception room, ideal for both relaxing and entertaining. The room benefits from a double-glazed bay window overlooking the front elevation, radiator and sliding doors leading into the conservatory.

Conservatory – 11'1" x 10'0" (3.38m x 3.06m)

A bright and inviting additional reception space with full double-glazed windows providing excellent natural light. Double doors lead directly onto the rear garden, making this an ideal space for enjoying the garden throughout the year.

First Floor Landing

The landing provides access to all three bedrooms, the family bathroom and loft. The loft is accessed via a pull-down ladder and is fully boarded, providing excellent additional storage and making this a particularly useful feature of the property.

Bedroom One – 11'7" x 10'0" (3.54m x 3.05m)

A good-sized double bedroom with a double-glazed window to the front elevation and built-in wardrobes providing excellent storage.

Bedroom Two – 10'0" x 8'9" (3.06m x 2.66m)

A further well-proportioned bedroom with a double-glazed window overlooking the rear elevation and built-in wardrobes.

Bedroom Three – 8'6" x 7'3" (2.58m x 2.20m)

A versatile third bedroom with a double-glazed window to the front elevation and useful additional storage cupboard.

Family Bathroom – 7'1" x 5'5" (2.16m x 1.65m)

Refurbished family bathroom comprising an L-shaped bath with shower over, incorporating two shower heads, WC and wash hand basin set within a vanity unit. The room is completed with a heated towel rail.

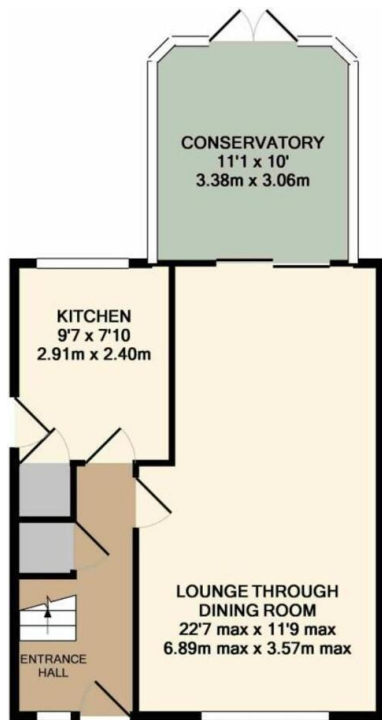
Outside

The property benefits from generous and well-maintained gardens, with lawned areas to both the front and rear. The rear garden includes a large patio area, ideal for outdoor dining and entertaining, and is gated to provide additional privacy and security.

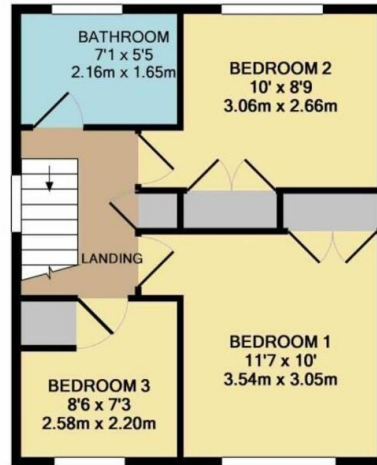
There is ample off-road parking to the front and beyond the gates, together with access to a large garage. The garage benefits from power, lighting and water access, while the property also has additional outside taps and external power sockets.

The combination of the generous parking, substantial garage, enclosed rear garden and excellent outdoor facilities makes the external space a particularly attractive feature of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 938 SQ.FT. (87.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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