



Winnington Avenue, Winnington Village Northwich CW8 4EE



welcome to

Winnington Avenue,Winnington Village Northwich

Found within the highly sought after Winnington Village this spacious and well presented four bedroom detached family home must be viewed to appreciate its position on the outskirts of the development and indeed what it has to offer.



Entrance Hall

Having a double glazed front door, stairway to the first floor.

Living Room

16' 7" x 12' 6" (5.05m x 3.81m)

Having a front aspect double glazed Bay Window, a radiator with thermostat, featuring a Media Wall with a built in electric fire.

Family Dining Kitchen

19' x 11' 3" extending to 15' 6" (5.79m x 3.43m

extending to 4.72m)

Featuring a modern high gloss range of wall mounted and base level units having wood effect work top surfaces incorporating a one and a half bowl sink and drainer. With a range of built in appliances including an electric oven and rill, a four ring gas hob with an extractor fan with lighting over, and a built in fridge freezer. Having Amtico flooring, part tiled walls, integral down lighting. Featuring double glazed French Bay Doors opening to the rear garden and patio area.

Utility Room

7' 3" x 5' (2.21m x 1.52m)

Matching base level units and work top surfaces incorporating a built in washing machine. Radiator with thermostat, wall mounted gas boiler, matching Amtico flooring, power points, and a double glazed door opening to the rear garden .

Cloakroom W.C

Fitted with a two piece suite comprising of a pedestal wash hand basin with splash back tiling and a low level W.C. Radiator with thermostat, side aspect double glazed window.

First Floor Landing

With loft access having a slingsby style ladder, the loft being part boarded for storage. A built in storage cupboard with storage shelving.

Master Bedroom

12' 6" x 12' (3.81m x 3.66m)

Having a front aspect double glazed window, radiator, power points, TV aerial point, and featuring a range of built in wardrobes having hanging rails and storage shelving.

En Suite Shower Room

Fitted with a modern three piece suite comprising fully tiled double shower cubicle with an integral shower, vanity wash hand basin and a low level W.C. Storage shelving, wood effect flooring, part tiled walls, a heated towel rail and an extractor fan.

Bedroom Two

11' x 9' 2" (3.35m x 2.79m)

Having a rear aspect double glazed window, radiator with thermostat, power points, and a built in wardrobe having hanging rails and storage shelving.

Bedroom Three

12' 4" x 8' 8" (3.76m x 2.64m)

Having a front aspect double glazed window, radiator with thermostat, power points.

Bedroom Four

10' 4" x 8' 8" Maximum (3.15m x 2.64m Maximum)

Having a rear aspect double glazed window, radiator with thermostat, power points.

Family Bathroom

Having an updated three piece suite comprising of a panel shower bath with an integral shower with dual shower heads and glass screen, pedestal wash hand basin and a low level W.C. Part tiled walls including display shelving, rear aspect obscured double glazed window, and a chrome heated towel rail.

Integral Garage

17' x 8' (5.18m x 2.44m)

Having an up and over door, power points and lighting, and an electric vehicle charging point attached to the outside.

Externally

As mentioned earlier the property occupies a generous plot having a drive way which provides

ample off the road parking and a lawn garden area with hedgerow lined boarders to the front. There is a paved pathway to the side having gated access along to the rear. The rear offers a spacious enclosed garden, mainly laid to lawn with fenced boarders, paved patio seating area and walkways, and a further paved patio seating area to the rear of the garden.



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welcome to

Winnington Avenue, Winnington Village Northwich

- Modern detached family home
- Four bedrooms, En suite and family bathroom
- Council Tax Band D
- Sought after Winnington Village Development
-

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 120.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Oct 2013.
Should you require further information please contact the branch. Please Note additional fees could
be incurred for items such as Leasehold packs.

£330,000



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Property Ref:
NRT108040 - 0010



Please note the marker reflects the
postcode not the actual property



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