





18 John Fryer Avenue, Wincham, Northwich, Cheshire, CW9 6EG
£350,000

A four-bedroom extended family home situated in the popular village of Wincham, offering spacious accommodation including a lounge/diner, conservatory and breakfast kitchen. The property benefits from four bedrooms, an en-suite to the principal bedroom, a family bathroom, garage, driveway with electric vehicle charging point and an established rear garden. Wincham is a popular village location offering local amenities, schooling and convenient access to Northwich, Knutsford and the surrounding Cheshire area.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

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Property Description

Entrance Porch
UPVC double-glazed window and panelled door.

Reception Hallway
Radiator, composite UPVC door, understairs storage and stairs leading to the first floor.

Lounge/Diner – 23'3" x 11'8"
UPVC double-glazed bay window to the front elevation, radiator in the dining area and two doors leading to the conservatory and kitchen.

Conservatory – 10'11" max x 9' max
UPVC construction with brick base, glass roof, radiator and door leading to the rear garden.

Breakfast Kitchen – 12'6" max x 16'4"
Fitted with wall and base units with wooden work surfaces, incorporating a composite ceramic 1.5 bowl sink with mixer tap. Integrated double oven, electric hob and extractor, together with an integrated dishwasher. Spaces for a washing machine and tumble dryer, along with space for an American-style fridge freezer. Central island, two sets of decorative spotlights, part-tiled walls and laminate flooring. UPVC double-glazed window and door to the rear elevation, radiator and concertina door leading to the garage. Boiler approximately seven years old.

Garage
Electricity and lighting.

First Floor Landing
Loft hatch with fitted ladders. Centrally boarded above bedrooms one and three, and fully boarded above bedrooms two and four. Additional storage built above bedroom three.

Bedroom One – 11'9" max x 14' max
UPVC double-glazed window to the front elevation, radiator and access to en-suite.

En-Suite
UPVC opaque double-glazed window to the front elevation. Three-piece suite comprising a walk-in shower, low-level WC and wash basin with vanity unit. Chrome heated towel rail and combined light and extractor fan with isolator.

Bedroom Two – 16'8" x 6'11"
UPVC double-glazed window to the front elevation and radiator.

Bedroom Three – 11'9" max x 8'8"
UPVC double-glazed window to the rear elevation and radiator.

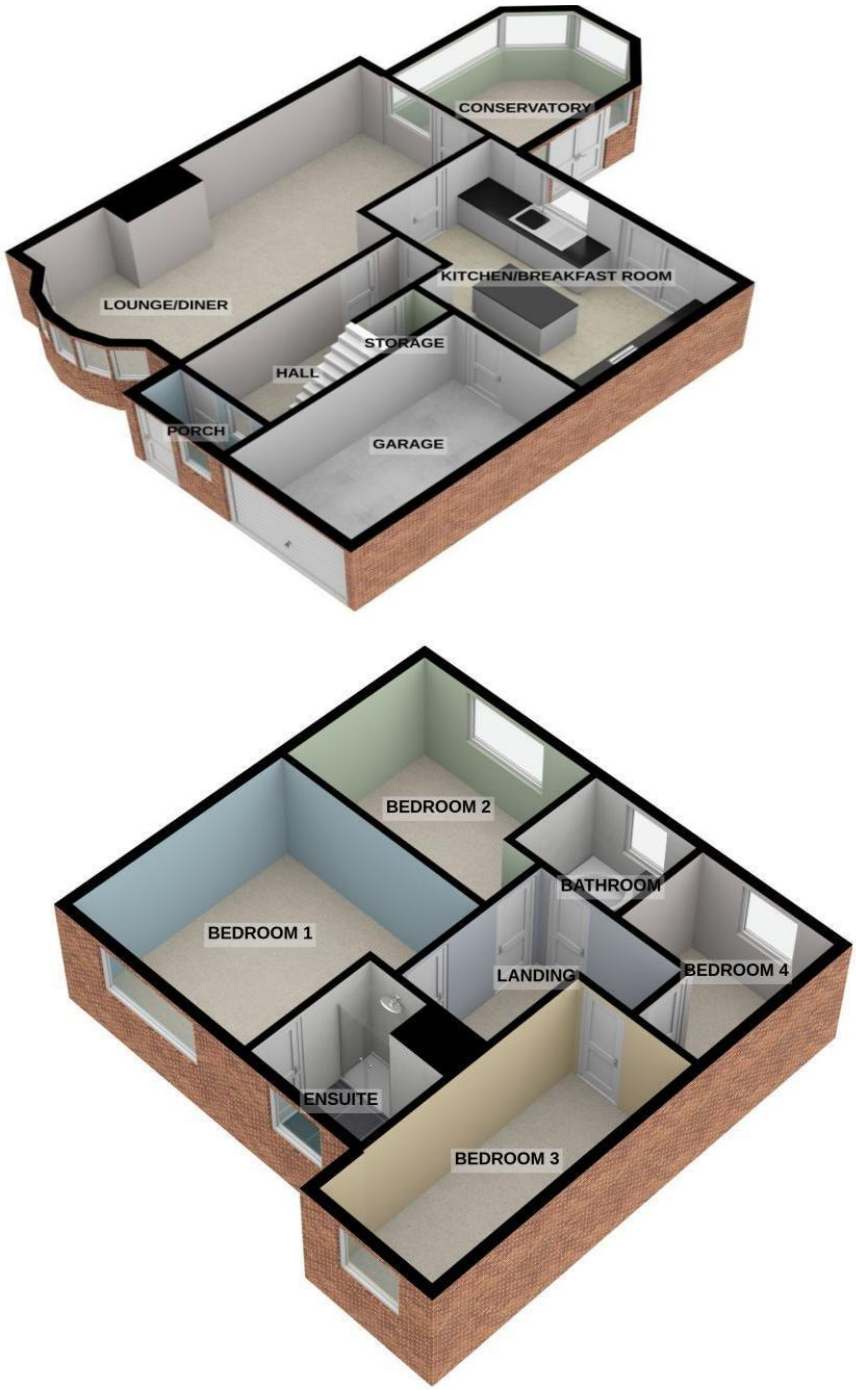
Bedroom Four – 6'11" x 8'2"
UPVC double-glazed window to the rear elevation and radiator.

Family Bathroom
UPVC double-glazed opaque window to the rear elevation. Three-piece suite comprising a panelled bath with overhead shower, low-level WC and wash basin with vanity cupboards. Part-tiled walls, vinyl flooring and combined light and extractor fan with isolator.

External
Rear Garden
Well-established Garden with Indian stone-flagged patio and fitted shed.







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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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