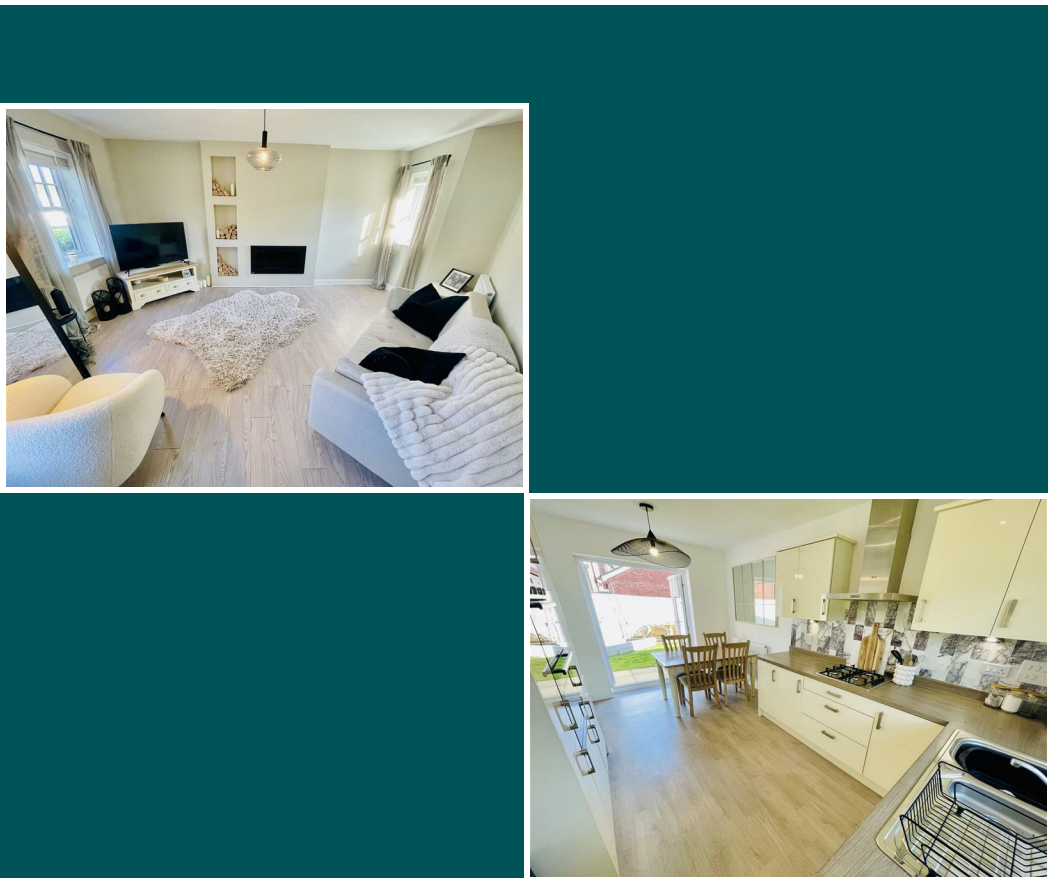


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

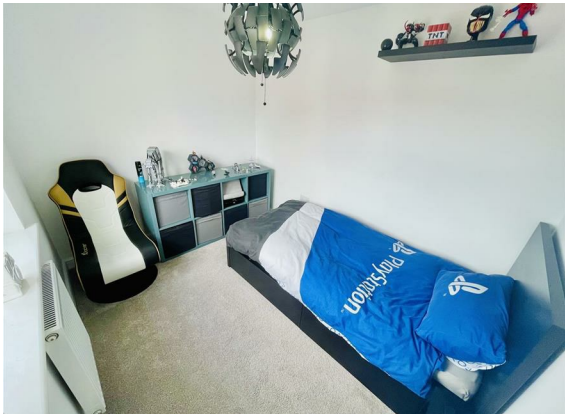


OFFERS IN THE REGION OF £270,000



96 WESTERN WAY
WINNINGTON VILLAGE
NORTHWICH
CW8 4YL

3 2 1 C
COUNCIL TAX BAND: C



A well presented chain free and freehold property with an integral garage located in highly sought after Winnington Village

Description

Purchased by the current vendors five years ago this property has been maintained throughout and is the perfect opportunity for a first time buyer.

Externally the property is positioned on a desirable corner plot with a single parking space, a detached garage with electric and ample on street parking for a second vehicle/visitors to the front aspect and there is a partly flagged/party lawned garden to the rear aspect.

Ground floor accommodation comprises entrance hall with tiled flooring, stairs to the first floor and provides access to the downstairs WC, lounge and kitchen/dining room.

The kitchen/dining room has vinyl flooring, French doors to the rear garden and a range of low level and eye level units, sink with drainer, a selection of integrated appliances including a double fan oven, four ring gas hob, fridge/freezer and a family sized dishwasher.

The utility room has tiled flooring, a upvc door to the rear garden, a low level unit with space for the washing machine, a sink with drainer and an eye level unit which houses the combi boiler, creating an ideal space for cleaning muddy children and pets before entering the main house.

Upstairs comprises spacious landing with access to the partly boarded loft space, a large built in storage cupboard, three double bedrooms, a modern en-suite shower room and a three piece family bathroom.

Winnington Village is a growing destination for young professionals and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

With fantastic primary schools such as Winnington Park County Primary School and secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more clients are moving into the village.

Various sports team including Northwich Rugby Union Football Club, Hartford Football Club and Northwich Cricket Club all play at the Moss Farm Leisure Complex located on Firdale Road only a short walk away from Winnington Village, with plans having been proposed for a new pedestrian walk way to be built direct from the village to the leisure complex.

Greenbank train station (Chester-Manchester line) is only a 5 minute drive away connecting commuters across the North West and Manchester airport is only a 30 minute drive away.