



**Hollybank Close, Winnington Northwich CW8 4GS**

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**Hollybank Close,Winnington Northwich**

Found within a sought after small modern development in the popular area of Winnington. Three bedroom semi detached home is tucked away into a corner of the development and also has the added benefit of one of the largest plots having the extended garden being in a corner position.



### **Entrance Hall**

Accessed via an open canopied entrance porch, front door having double glazed obscured window lights, radiator with thermostat, wood laminate flooring, coving.

### **Cloakroom W.C**

Fitted with a two piece suite comprising wall mounted wash hand basin with splash back tiling and a low level W.C. Front aspect obscured double glazed window, radiator with thermostat.

### **Living Room**

15' 2" Maximum including stairs x 13' 5" Maximum ( 4.62m Maximum including stairs x 4.09m Maximum )  
Having a front aspect double glazed window, radiator, wood laminate flooring, stairway to the first floor having an open spindle balustrade, coving, power points, TV aerial point.

### **Dining Kitchen**

15' 3" x 8' ( 4.65m x 2.44m )  
Fitted with a modern range of wall mounted and base level units with dark granite effect rolled work top surfaces incorporating a stainless steel sink and drainer with a chrome mixer tap. Built in electric oven and grill with a four ring gas hob and an extractor hood with lighting over. Space for a fridge freezer. plumbing for a washing machine, rear aspect double glazed window, double glazed French Doors giving access to the conservatory. Part tiled walls and tiled flooring, power points, radiator with thermostat, a built in understairs storage cupboard providing ideal storage space.

### **Conservatory**

9' 2" x 6' ( 2.79m x 1.83m )  
Part brick built with double glazed windows and French Doors opening to the rear garden and patio area, wall mounted electric heater, power points, wood effect flooring.

### **First Floor Landing**

Having an open spindle balustrade, loft access.

### **Bedroom One**

11' 9" x 9' ( 3.58m x 2.74m )  
Having a front aspect double glazed window, radiator with thermostat, power points, TV aerial point.

### **Bedroom Two**

9' 10" x 8' 5" ( 3.00m x 2.57m )  
Having a rear aspect double glazed window, radiator with thermostat, power points.

### **Bedroom Three**

6' 7" x 6' 1" ( 2.01m x 1.85m )  
Having a rear aspect double glazed window, radiator with thermostat, power points.

### **Family Bathroom**

8' 4" Maximum into alcove x 5' 10" Including bath ( 2.54m Maximum into alcove x 1.78m Including bath )  
Fitted with a three piece suite comprising panel bath having an integral shower and shower screen, pedestal wash hand basing and a low level W.C. Part tiled walls and wood effect flooring, front aspect obscured double glazed window, chrome towel radiator, extractor fan, and a built in airing cupboard housing the gas boiler and providing storage space and shelving.

### **Externally**

The property occupies a larger end plot tucked into a corner of the development and having the extended rear garden. The front offers a driveway providing off the road parking, an open plan garden area and a paved walkway to the front door. Gated access to the side opening to the rear garden. The larger rear garden is mainly laid to lawn having fenced borders, mature trees and flowerbed borders, paved patio seating areas, and timber storage sheds.



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## Hollybank Close, Winnington Northwich

- Modern three bedroom semi detached home
- Tucked away into the corner of the development
- Larger extended plot with a good size rear garden
- Sought after small modern development
- Added benefit of a conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£225,000**



Please note the marker reflects the postcode not the actual property

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