



Imperial Avenue | Winnington | CW8 4GB

EDWARD
melior



Features

- A CHAIN FREE BUY
- Detached 3 bed and 2 bath former show house
- Really to move into - superbly appointed
- Garage, driveway and gardens
- On a much favoured development

A stylish detached former show house with an appealing double-fronted elevation, offering a beautifully appointed layout. This light-filled home benefits from several dual-aspect rooms, creating a bright and airy feel, and is further enhanced by gas central heating and PVCu double glazing. The ground floor comprises a welcoming

entrance hall, convenient ground floor W.C, a spacious lounge, and a dining kitchen fitted with integrated appliances, quality quartz worktops and with feature French doors which flow into the garden. To the first floor, the master bedroom features built in mirrored wardrobes and en suite shower room, alongside two bedrooms

also with fitted wardrobes and a contemporary family bathroom. Externally, the property has an excellent garage and private driveway providing ample parking. The enclosed gardens offer a pleasant outdoor space, perfect for relaxing or family use. A lovely well-presented home which is ready to move into.



This property is well situated on a much-favoured development and notably is adjacent to an attractive green space. Northwich town is just 1.3 miles away and provides a comprehensive range of shops and stores, Waitrose supermarket against a pretty marina, bars and restaurants, multiplex cinema, and swimming pool/gym. This location is a perfect commuter base giving easy access for the motorway network connecting to several major commercial centres. e.g. Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Local amenities nearby include a Co-op convenience store, veterinary practice, doctors' surgery, primary school and garden centre. Just a 5-minute drive will lead to miles of delightful countryside,, Anderton Nature Reserve and Marbury Country Park connecting to the Northwich Woodlands perfect for walkers and cyclists.

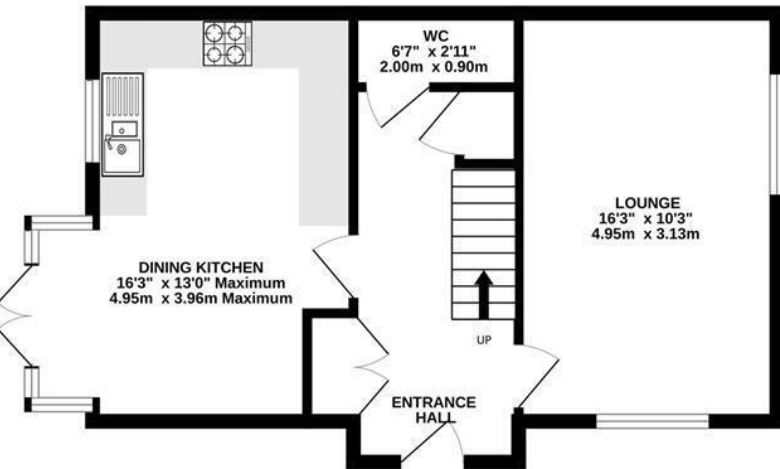
SERVICES: All main services are connected. **TENURE :** The property is Leasehold. The length of lease is 155 years commencing 30th March 2016 - 144 years remaining. Ground Rent TBC. Service charge TBC. We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band D- Energy Efficiency Rating - Band B



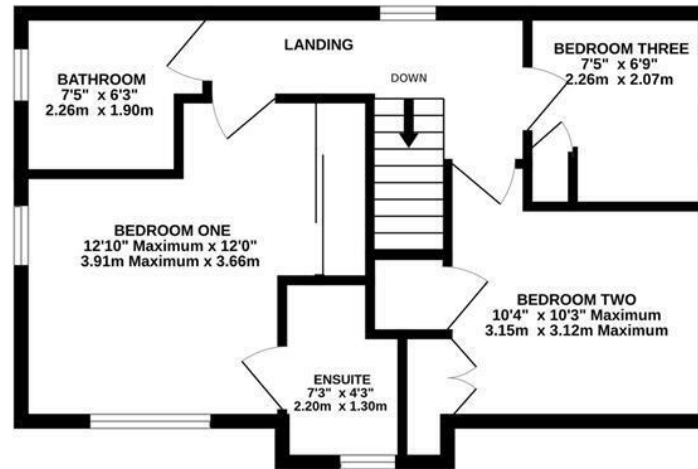
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

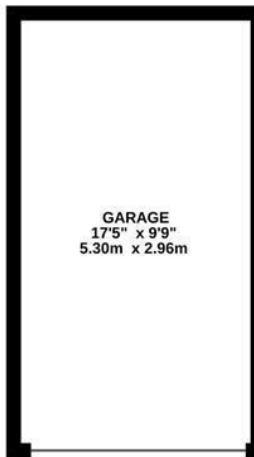
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

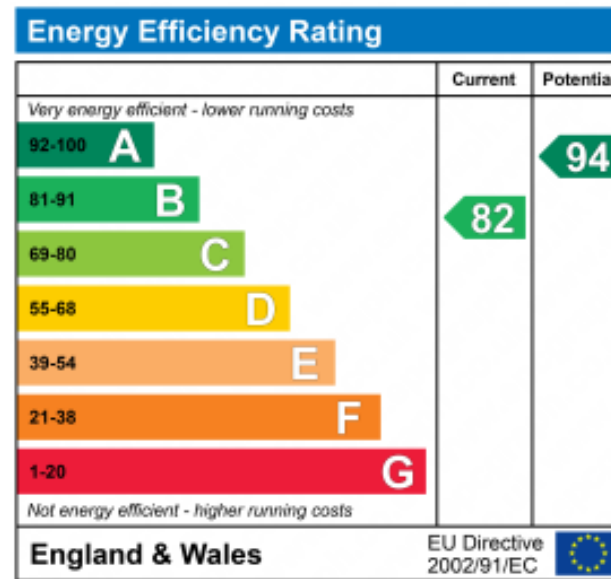
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Important Information

- Council Tax Band: D
- Tenure: Leasehold
- Years Remaining on the Lease : 144 Years

EPC Rating



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