



Imperial Avenue | Winnington | CW8 4GB

EDWARD
mellor



Features

- A freehold detached family home
- With 4 bedrooms and 2 bathrooms
- Fabulous open plan kitchen/diner/conservatory
- Garage and 3 car driveway
- Secluded rear gardens

A superb freehold detached property, perfect for a growing family, situated in a desirable location and benefiting from gas central heating and PVCu double glazing. The ground floor layout comprises an entrance hall, spacious lounge, and an impressive open plan

dining kitchen fitted with a range of integrated appliances. From the dining kitchen, an opening leads through to a bright conservatory featuring roof lights with garden views. To the first floor is a master bedroom with en-suite shower room, three further good-sized

bedrooms, and a modern family bathroom. Outside, the property benefits from an integral garage with personal side door access, a driveway providing off-road parking, and secluded landscaped gardens.



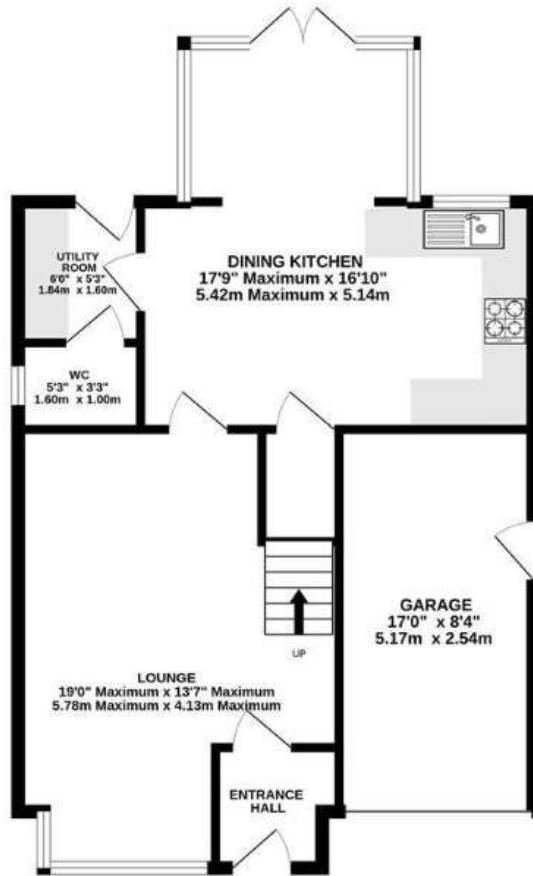
This property is well situated on a much-favoured development and has the advantage of Northwich town being just 1.3 miles away providing a comprehensive range of shops and stores, Waitrose supermarket against a pretty marina, bars and restaurants, multiplex cinema, and swimming pool/gym. This location 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 Freehold. 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 E- Energy Efficiency Rating - Band TBC

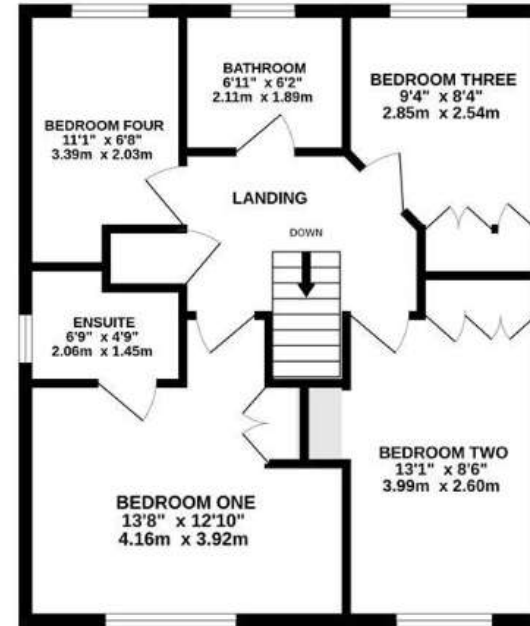
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.4 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

EPC Rating

- Tenure:Freehold

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