



111 Moss Road, Winnington, Northwich, Cheshire, CW8 4BJ
£450,000

*A RARE OPPORTUNITY – THREE-BEDROOM DETACHED HOME ON MOSS ROAD,
 WINNINGTON, NORTHWICH*

*FIRST TIME EVER ON THE MARKET | SUBSTANTIAL DRIVEWAY | EXCEPTIONALLY LARGE
 GARAGE | HUGE REAR GARDEN | EXCITING POTENTIAL*

*Properties on Moss Road, Winnington, rarely become available, and when they do, they certainly don't
 hang around for long! This is a truly rare opportunity to purchase a three-bedroom detached home
 being offered for sale for the very first time in its history.*

Offering generous accommodation, extensive off-road parking, an exceptionally large garage and a fantastic rear garden, this property presents an exciting opportunity for buyers looking to modernise and create their ideal home. While some updating and improvement are required, the potential here is clear, both inside and out.

The accommodation extends to approximately 1,184 sq ft (110.0 sq m), including the garage, and briefly comprises an entrance porch, entrance hall, spacious lounge, kitchen, utility room, downstairs WC, three bedrooms and a family bathroom.

Accommodation

GROUND FLOOR

Entrance Porch

The property is approached via an entrance porch, providing a welcoming introduction to the home before leading through to the entrance hall.

Entrance Hall

The entrance hall provides access to the lounge and kitchen, with a further hallway leading to the staircase rising to the first floor. A radiator is also fitted.

Lounge – 20'9" x 8'4" (6.33 m x 2.54 m)

A spacious reception room offering plenty of scope for buyers to create a comfortable and inviting living space. The lounge features a bay window to the front elevation, allowing natural light to fill the room, together with a decorative fireplace and electric fire. Sliding doors to the rear provide access to the garden, creating a lovely connection between the indoor and outdoor spaces. The room also benefits from radiators and access to the entrance hall.

Kitchen – 11'6" x 8'9" (3.50 m x 2.66 m)

The kitchen is fitted with an integrated double oven, hob and a one-and-a-half-bowl stainless-steel sink positioned within the bay window area. A radiator is also provided. The room offers an excellent opportunity for modernisation, allowing the next owner to create a kitchen tailored to their own style and requirements.

Utility Room – 17'6" x 5'9" (5.33 m x 1.76 m)

A particularly useful utility room providing access to the side of the property, garage, kitchen and downstairs WC. A window to the rear-side elevation provides natural light, and the room also benefits from a radiator. Its generous length offers useful space for everyday household needs.

Downstairs WC

Conveniently positioned on the ground floor, the cloakroom is fitted with a toilet and wash basin, together with a window to the front elevation.

Garage – 34'8" x 15'2" (10.56 m x 4.63 m)

An outstanding feature of the property is the exceptionally large garage, offering extensive space for vehicle storage, equipment, hobbies or a workshop. The garage benefits from an electric roller shutter door, three windows to the side elevation, an external door providing access to the rear garden and internal access to the utility room.

The impressive proportions make this a particularly appealing feature for buyers requiring additional storage or versatile practical space.

FIRST FLOOR

Landing

The first-floor landing provides access to all three bedrooms and the family bathroom, with a window to the front elevation allowing natural light into the space.

Bedroom One – 12'9" x 6'10" (3.89 m x 2.07 m)

The principal bedroom benefits from a bay window to the front elevation, built-in storage cupboards and wardrobes, together with a radiator. The built-in storage provides useful space while leaving room to personalise the accommodation to suit individual needs.

Bedroom Two – 7'1" x 6'9" (2.16 m x 2.07 m)

A further bedroom featuring built-in wardrobes, a window overlooking the rear elevation and a radiator.

Bedroom Three – 8'9" x 4'9" (2.66 m x 1.44 m)

The third bedroom overlooks the rear elevation and benefits from a radiator and a useful airing cupboard.

Family Bathroom – 6'7" x 6'4" (2.00 m x 1.94 m)

The family bathroom is fitted with a three-piece suite and benefits from a window to the side elevation and a heated towel rail. The room offers scope for updating to suit the preferences of the new owner.

EXTERNALLY

Front – Extensive Driveway and Garage

The property stands out for its substantial driveway, providing extensive off-road parking, alongside the exceptionally large garage. This is ideal for households with multiple vehicles or buyers who need additional space for storage, equipment or hobbies.

Rear Garden – A Real Showstopper

One of the property's most impressive features is the huge rear garden. Offering an abundance of outdoor space, this is a real showcase for the home and provides enormous scope for families, outdoor entertaining, gardening enthusiasts or those simply looking for a generous private garden.

The size of the garden may also offer potential to extend the existing accommodation, subject to obtaining the necessary planning permission and any other relevant consents.

LOCATION – MOSS ROAD, WINNINGTON, NORTHWICH

Properties on Moss Road are rarely offered for sale, making this a particularly exciting opportunity for anyone looking to buy in this popular part of Winnington. Homes of this nature, with their generous outside space, substantial parking and detached layout, are seldom available for long.

Offered to the market for the very first time, this three-bedroom detached home is ready for its next chapter. Although modernisation is required, the combination of spacious accommodation, a huge rear garden, extensive driveway and impressive garage provides an excellent foundation for creating a wonderful long-term home.

Whether you are a family looking for more space, a buyer keen to undertake a modernisation project or someone searching for a property with potential, this is an opportunity that deserves your attention.

Early viewing is strongly recommended to avoid disappointment.

OPEN HOUSE – SATURDAY 7TH NOVEMBER AT 1:00 PM

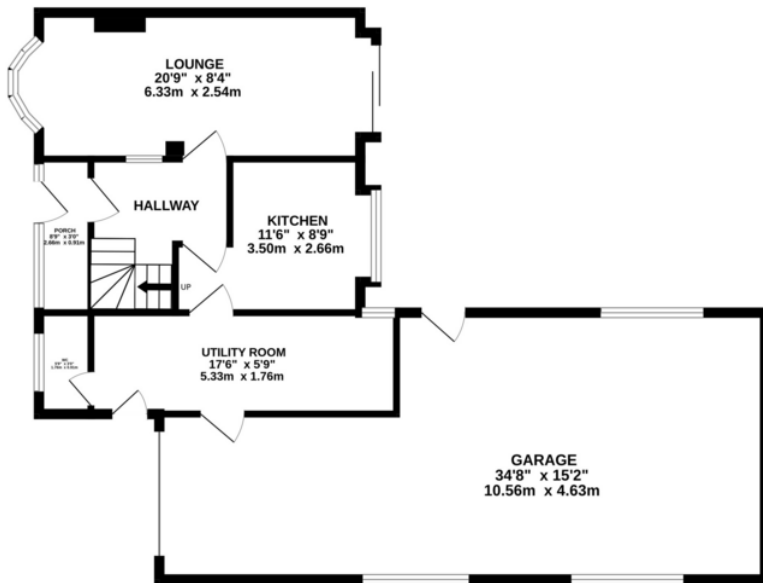
We currently have an Open House scheduled for Saturday, 7th November at 1:00 pm.

Please contact our office on 01606 352220 to book your viewing slot.

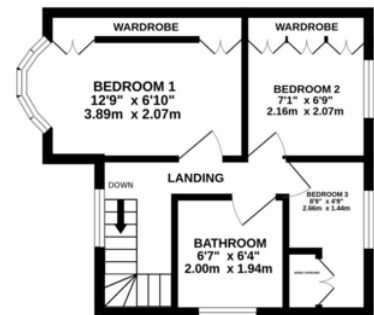
Spaces are limited and must be booked in advance.

Please call early to secure your appointment.

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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