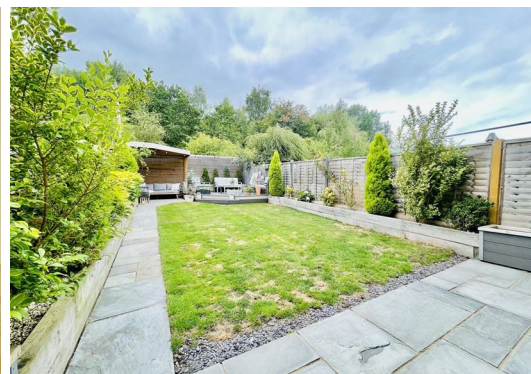




Wright Marshall
Estate Agents

12 RENDLE CLOSE, WINNINGTON VILLAGE,
NORTHWICH CW8 4ZE

OFFERS IN THE REGION OF £250,000



A well presented freehold property with a double driveway located in highly sought after Winnington Village

Description

Purchased by the current vendors four years ago this property has been modernised and maintained throughout and is the perfect opportunity for first time buyers.

Externally the property is positioned at the head of the cul-de-sac with a double driveway and side gate providing direct access to the rear garden to the front aspect. Particular mention must be made of the sensible parking bays on the cul-de-sac reducing the amount of parked cars directly outside the properties on the road.

Ground floor accommodation comprises hallway with laminate flooring, stairs to the first floor and provides access to the WC, kitchen and lounge/dining room.

The modern kitchen has tiled flooring, a selection of low level and eye level units, one of which houses the combi boiler, tiled splashbacks, a large double glazed window to the front aspect and a selection of integrated appliances including an extractor hood, gas hob, fan oven, washing machine and fridge/freezer.

The lounge/dining room has laminate flooring, a large understairs storage cupboard and French doors to the west facing rear garden flooding the room with natural light.

Upstairs comprises landing with access to the partly boarded loft space, two double bedrooms, a single bedroom/study and a modern 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.

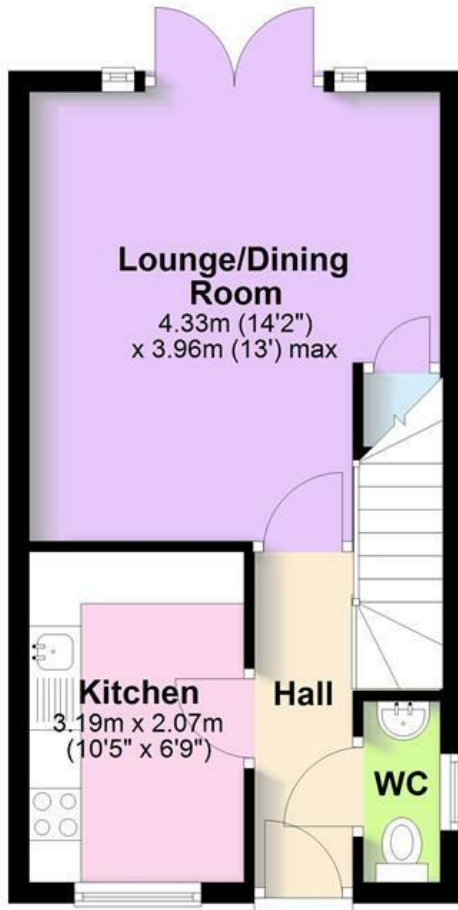
With fantastic primary schools such as Winnington Park County Primary School and secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more buyers are moving into the village.

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 and the renowned Destination Padel located on Winnington Industrial Estate are all 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.

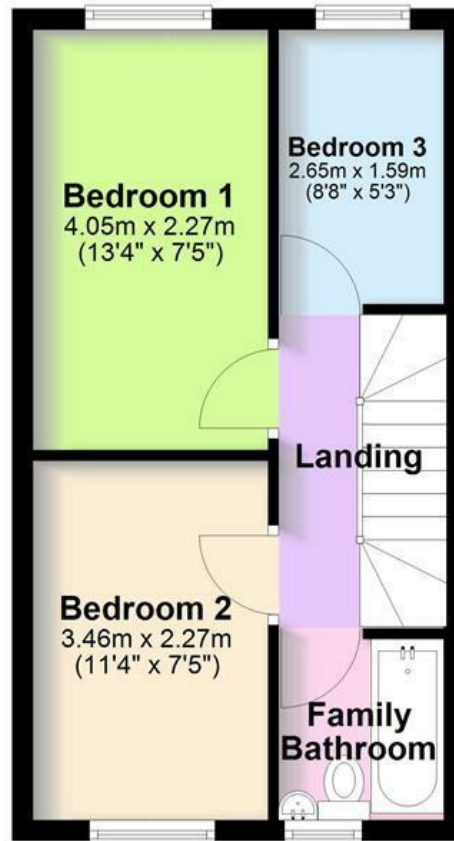
Ground Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 60.7 sq. metres (653.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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