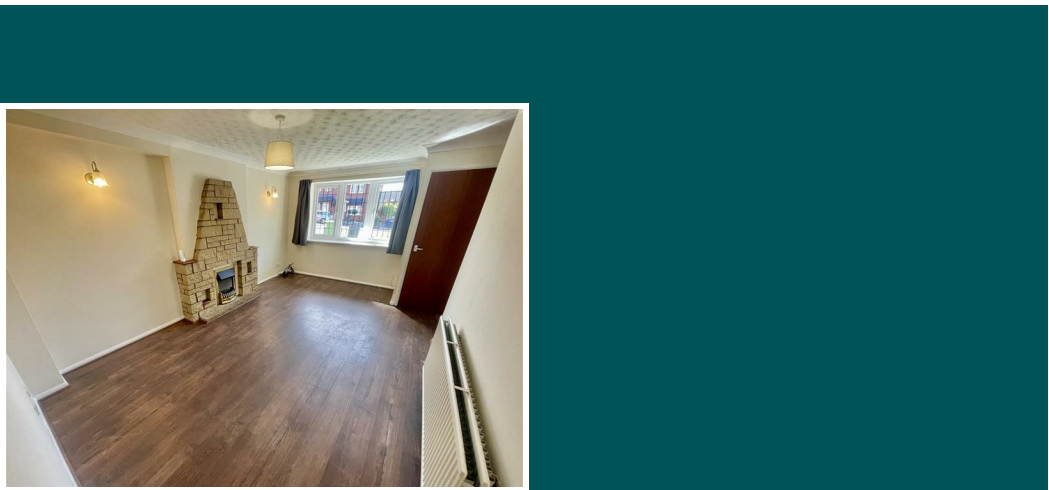


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 68.8 sq. metres (740.4 sq. feet)



OFFERS IN THE REGION OF £160,000



**28 BOWLING GREEN COURT  
 WINNINGTON  
 NORTHWICH  
 CW8 1AT**

2 1 1 C  
**COUNCIL TAX BAND: B**



A chain free mid terrace property in need of modernisation located within walking distance on Northwich town centre

### Description

For the first time on the market for over 40 years, a chain-free mid-terrace house located within walking distance of Northwich Town Centre. Now in need of some redecoration/refurbishment, this 2-bedroom terraced property is the ideal opportunity for both first-time buyers and investors.

Outside, the property has the benefit of a driveway and single garage to the front, as well as a garden and patio to the rear.

Ground floor accommodation comprises entrance hallway with a built in storage cupboard, a bay fronted lounge with stairs to the first floor and a kitchen/dining room with understairs storage, a range of low level and eye level units, a three year old wall mounted Worcester combi boiler powering the gas fired central heating, integrated appliances including an electric hob, oven and space for an American fridge/freezer.

Upstairs comprises spacious landing with access to the loft space, two double bedrooms and a modern three piece family bathroom.

Winnington is a growing destination for young professionals, downsizers and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

With fantastic primary schools such as Winnington Park County Primary School, 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 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.

Hartford train station (London-Liverpool) is only a 5 minute drive away and Manchester airport is only a 30 minute drive away making Winnington extremely accessible for commuters.

