



45 Winnington Avenue, Winnington, Northwich, Cheshire, CW8 4EE

**Offers in Excess of £250,000**



This is an immaculately presented detached house, which is conveniently located. The property features gas central heating and PVCu double glazed windows and the accommodation comprises: Entrance hall, lounge, kitchen dining room, utility room, cloakroom/WC and integral garage on the ground floor along with a landing, four bedrooms, en-suite shower room and family bathroom on the first floor. Externally there is a double width driveway to the front and an enclosed garden to the rear. Internal viewing highly advised.

## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

4.11m x 5.79m maximum (13' 6" x 19' 0")

Front aspect. Feature wall with electric effect wood burning stove and TV recess.

### KITCHEN DINING ROOM

5.19m x 2.92m Plus deep bay window. (17' 0" x 9' 7")

Rear aspect. Modern fitted kitchen units. Integrated fridge/freezer and dishwasher. Under-stairs storage cupboard. Wood effect floor. Deep bay window to rear with French doors to garden.

Door to:

### UTILITY ROOM

1.54m x 1.82m (5' 1" x 6' 0")

Modern kitchen units. Integrated washing machine and tumble dryer. Door to garden and further door to:

### CLOAKROOM/WC

1.54m x 0.99m (5' 1" x 3' 3")

Fitted with a two piece suite.

### GARAGE

2.62m x 4.98m (8' 7" x 16' 4")

Integral garage with power and light fitted.

## FIRST FLOOR

### LANDING

3.00m x 2.00m (9' 10" x 6' 7")

Access to roof space.

### BEDROOM 1

4.08m x 2.92m (13' 5" x 9' 7")

Front aspect. Fitted four door wardrobe. Built-in storage cupboard/wardrobe. Door to:

### EN-SUITE SHOWER ROOM

2.04m x 1.42m (6' 8" x 4' 8")

Fitted with a three piece suite, including a double shower enclosure.

### BEDROOM 2

2.66m x 3.91m (8' 9" x 12' 10")

Front aspect. Built-in three door wardrobe and built-in double storage cupboard/wardrobe.

### BEDROOM 3

2.46m x 3.45m (8' 1" x 11' 4")

Rear aspect.

### BEDROOM 4

2.04m x 3.45m (6' 8" x 11' 4")

Rear aspect.

### BATHROOM

2.13m x 1.89m (7' 0" x 6' 2")

Fitted with a three piece suite.

## EXTERNAL

### GARDENS & PARKING

To the front there is a double width tarmac driveway and small garden set behind a mature laurel hedge. Good size rear garden with patio and lawn areas.

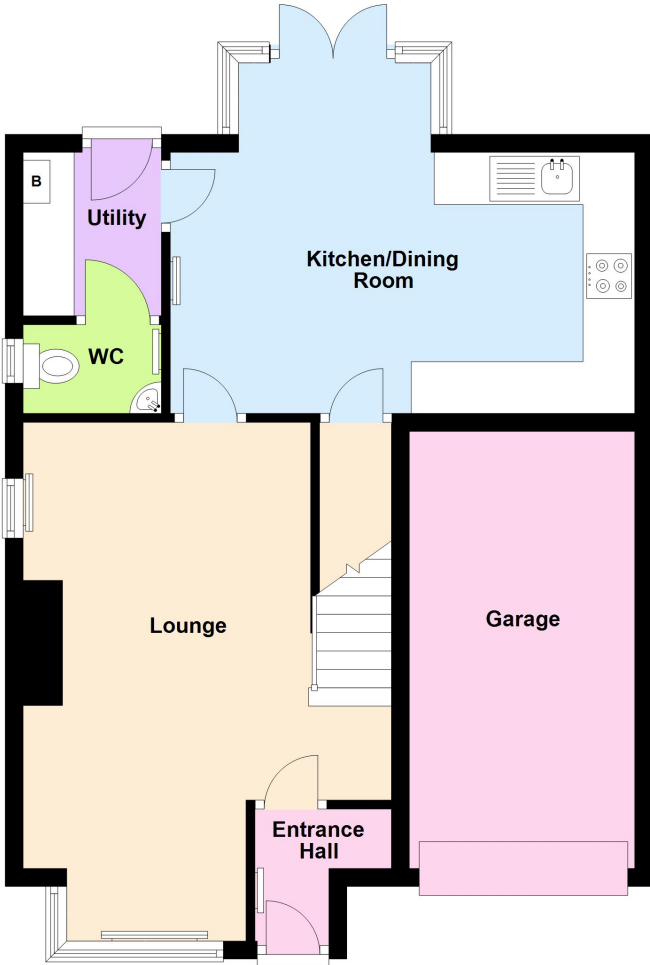




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

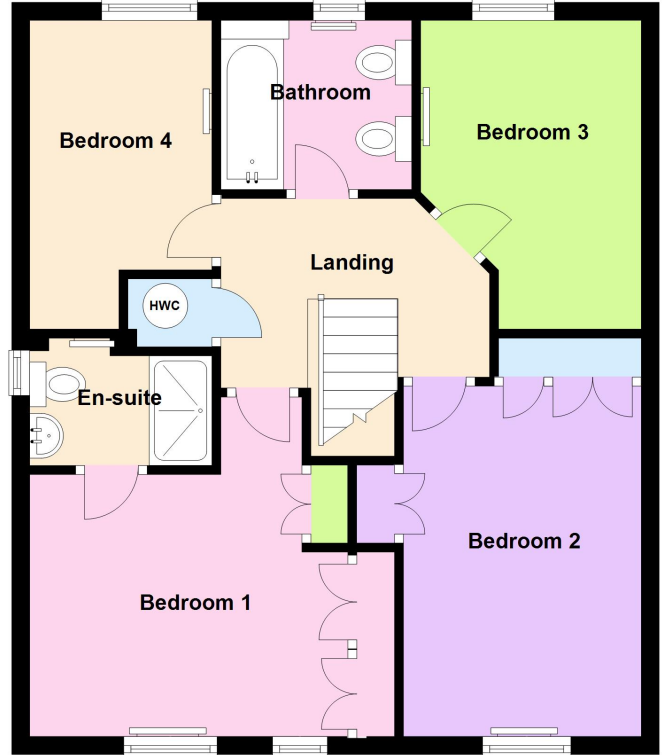
### Ground Floor

Approx. 59.1 sq. metres (636.5 sq. feet)



### First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 113.7 sq. metres (1224.3 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
81	91
EU Directive 2002/91/EC	
England, Wales & N.Ireland	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
82	92
EU Directive 2002/91/EC	
England, Wales & N.Ireland	



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