





An outstanding and characterful, older style semi-detached house, which is situated in a cul-de-sac close to Northwich town centre.

- Characterful Older Style Semi
- Two Reception Rooms
- Kitchen Dining Room
- Three Bedrooms
- Modern Bathroom
- Mature Gardens
- Ample Off Road Parking

Description

An outstanding and characterful, older style semi-detached house, which is situated in a cul-de-sac close to Northwich town centre. The property is presented to a high standard and features modern fixtures and fittings, quality double glazed windows and an efficient gas central heating system. Comprises: An entrance hall, two separate reception rooms, a kitchen dining room, a first floor landing, three good size bedrooms and modern bathroom. Outside to the front there is a mature garden and driveway for parking off road and there is a good size mature garden to the rear, which houses a studio and garden shed and there is a utility room attached to the back of the house. Plans were previously granted for a double story extension to the back of the house and are available to view on Cheshire West & Chester's planning website.



Location

Local amenities are well catered for and include Winnington Convenience Store and the BP petrol station, which provide all the necessary day to day essentials and there is a new local centre with more facilities on the Winnington Urban Village. Winnington Park Community Primary School serves the area and there are two local high schools located in Hartford and Weaverham, these schools are rated 'good' in the current Ofsted reports. Two railway stations serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank and Northwich stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles.

Tenure

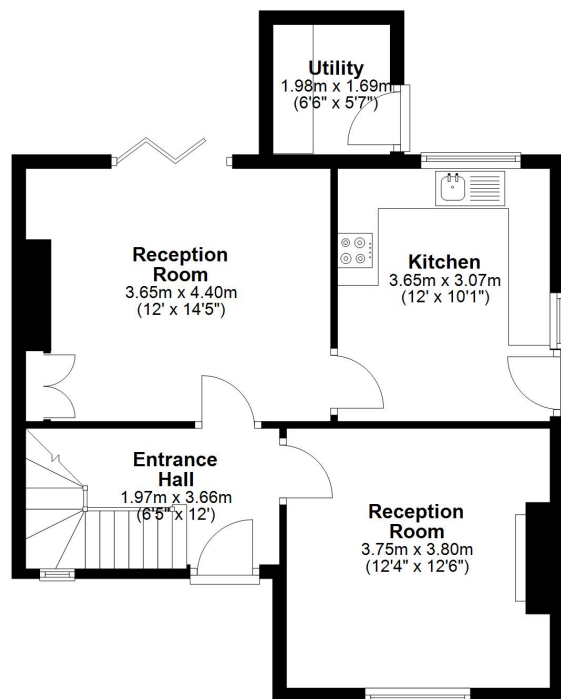
FREEHOLD

EPC Rating: D



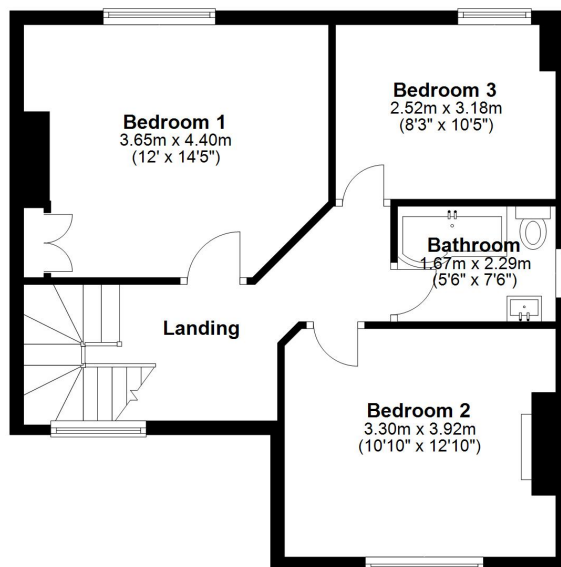
Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



Total area: approx. 105.2 sq. metres (1132.3 sq. feet)

Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.

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