



**3, Hollybank Close**  
Northwich CW8 4GS

**£190,000**

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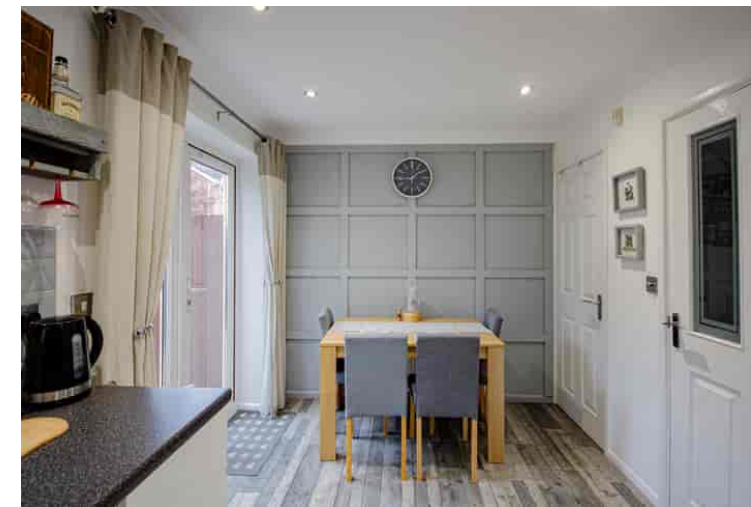


A modern, mews style, two bedroom town-house located on a popular development.

- Mews Style Town-house
- Entrance Hall & Cloakroom/WC
- Living Room
- Modern Kitchen Dining Room
- Two Bedrooms
- Luxury Bathroom
- Two Adjoining Garden Plots
- Parking for at Least Two Cars

### Description

A modern, mews style town-house located on a popular development. The property is decorated to a high standard and has been improved by the current owners, who have upgraded both the kitchen and bathroom with modern contemporary fittings. A unusual feature is there are two adjoining rear gardens, one is used a traditional garden to relax and enjoy the outside space, the other has been turned over to grow vegetables and similar. With gas central heating and PVCu double glazing, the accommodation comprises: Entrance hall, cloakroom/WC, open plan living room and kitchen dining room on the ground floor and two bedrooms and bathroom on the first floor. There is a long driveway behind the house with space to park at least two cars.



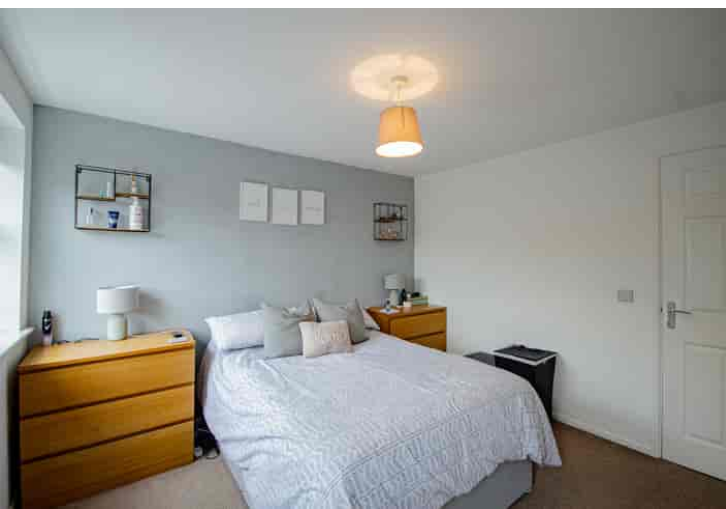
## Location

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

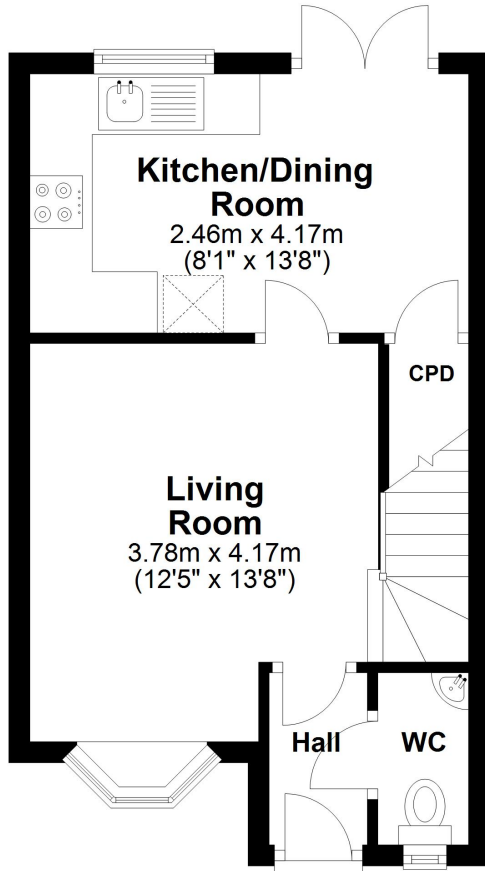
**EPC Rating: C**





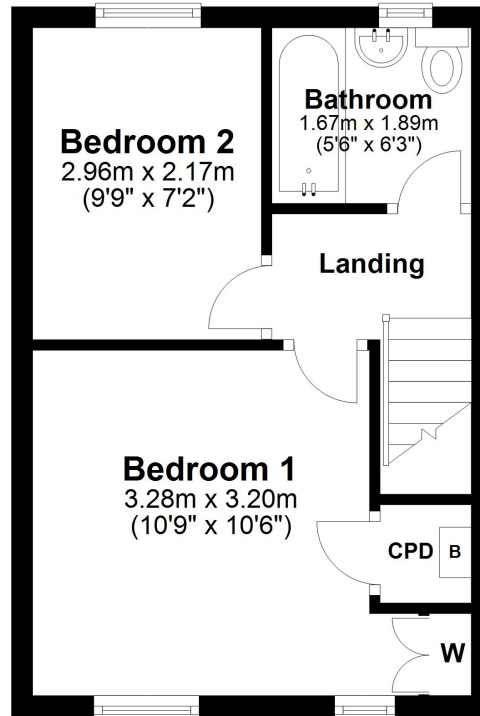
## Ground Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



## First Floor

Approx. 26.4 sq. metres (284.5 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)



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.