



7 Bishops Way, Winnington, Northwich, CW8 4GE

**£245,000**



**FREEHOLD SALE:** A surprisingly spacious semi-detached family home, located on the edge of the development and not overlooked from the rear. The property, which was built in 2018, is presented to a high standard with gas central heating and PVCu double glazing and comprises: Entrance hall, cloakroom/WC, well fitted kitchen and large living room on the ground floor along with a landing, four bedrooms, en-suite shower room and family bathroom on the first floor. Outside there is parking on a side driveway for at least two cars and there is a private rear garden with lawn and patio areas. An internal viewing appointment is advised.

## GROUND FLOOR

### ENTRANCE HALL

2.07m x 1.56m (6' 9" x 5' 1") & 1.03m x 2.27m (3' 5" x 7' 5")  
Composite entrance door. Built-in cloaks cupboard. Staircase to first floor.

### CLOAKROOM

0.94m x 1.52m (3' 1" x 5' 0")  
WC & wash hand basin.

### KITCHEN

2.43m x 4.17m (8' 0" x 13' 8")  
Modern fitted kitchen units. Stainless steel sink. Integrated dishwasher, washing machine and fridge/freezer. Built-in electric oven and gas hob with glass splashback and extractor fan over. Concealed gas boiler.

### LIVING ROOM

4.60m x 2.99m (15' 1" x 9' 10") and 3.46m x 2.65m (11' 4" x 8' 8")  
Built-in under-stairs storage cupboard. French doors to garden.

## FIRST FLOOR

### LANDING

Built-in airing cupboard housing hot water tank.

### BEDROOM 1

2.54m x 3.30m (8' 4" x 10' 10")  
Rear aspect. Built-in wardrobe with mirrored sliding doors.

### EN-SUITE SHOWER ROOM

2.54m x 1.26m (8' 4" x 4' 2")  
Double shower cubicle, wash hand basin and WC.

### BEDROOM 2

2.54m x 3.35m (8' 4" x 11' 0")  
Front aspect.

### BEDROOM 3

1.95m x 3.09m (6' 5" x 10' 2")  
Rear aspect.



## BEDROOM 4

1.95m x 3.15m (6' 5" x 10' 4")

Front aspect.

## BATHROOM

2.54m x 1.69m (8' 4" x 5' 7")

Panelled bath, wash hand basin & WC.

## EXTERNAL

### GARDENS & PARKING

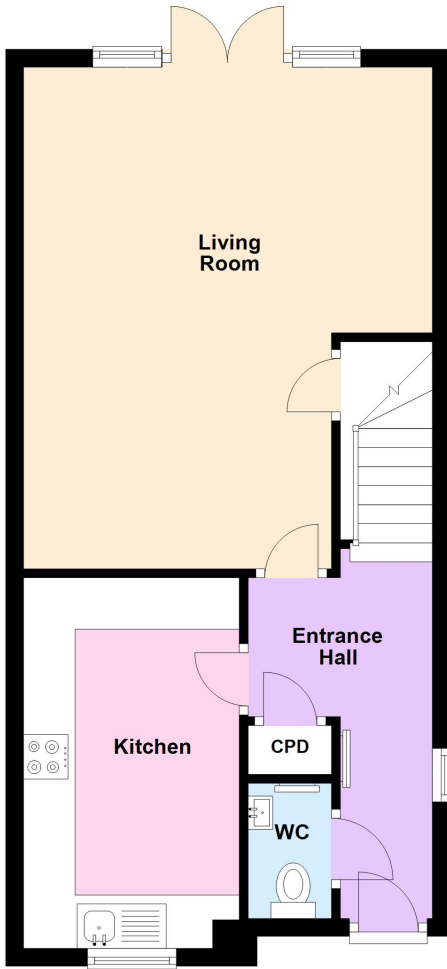
Double length tarmac driveway to the side of the house with parking for at least two cars. Enclosed and private rear garden with patio and lawn areas. The garden is not overlooked from the rear.



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.

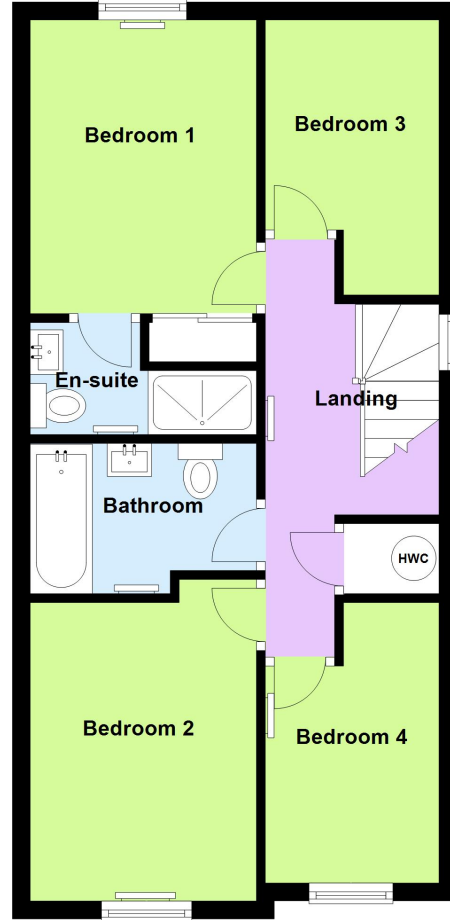
### Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



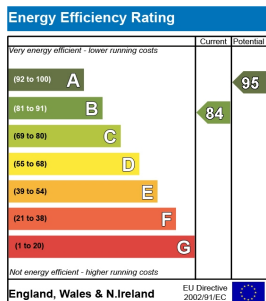
### First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 89.9 sq. metres (967.7 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.



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