





A modern, semi-detached family home in club-de-sac location.

- Semi-Detached Family Home
- Lounge & Kitchen Dining Room
- Three Bedrooms
- Two Bath/Shower Rooms
- South Westerly Gardens
- Three Car Driveway

### Description

FREEHOLD SALE. A modern, semi-detached home in cul-de-sac location with sunny south westerly garden and parking for two/three cars. The property is presented to a high standard and features gas central heating and PVCu double glazing, the accommodation comprises: entrance hall, cloakroom/WC, lounge, kitchen dining room with built-in appliances, first floor landing, master bedroom with en-suite shower room, two further bedrooms and bathroom. The gardens are well kept and features lawn and patio areas. The driveway is to the side of the house and provides parking for up to three cars.



## Location

Local amenities are well catered for with shops at the local centre on Winnington Urban Village, which offer everything you could want or need. Winnington Park Community Primary School (Ofsted Good) serves the area and there are two local high schools located in Hartford and Weaverham. Three 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 Northwich and Greenbank stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

## Tenure

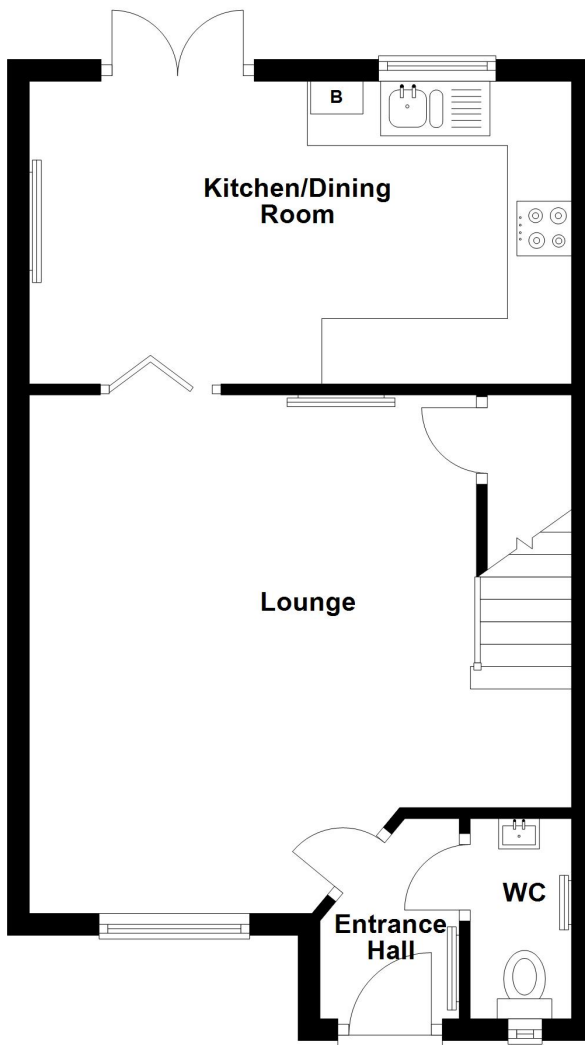
FREEHOLD

**EPC Rating: B**



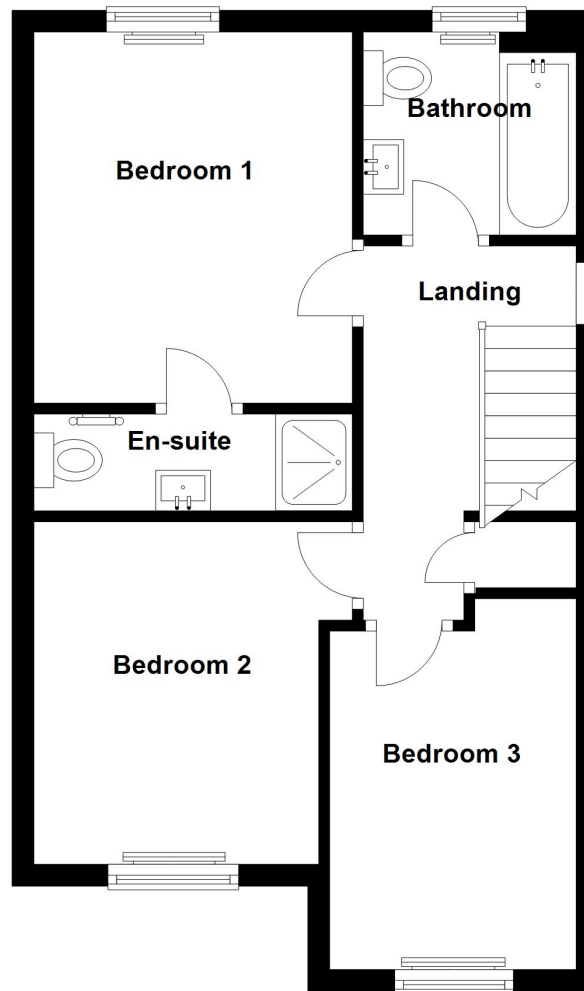
## Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 79.9 sq. metres (860.1 sq. feet)

