





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** 



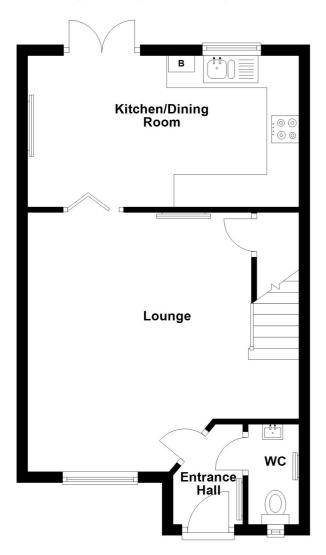






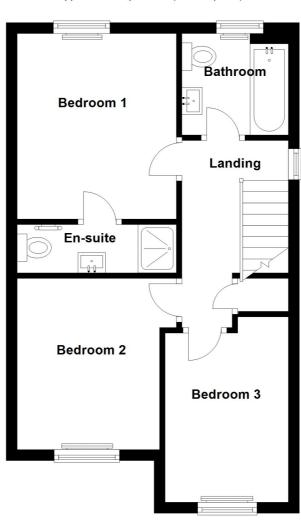
# **Ground Floor**

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)















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 firms employment has the authority to make or give any representation or warranty in respect of the property.