



£430,000

www.westates.co.uk 01606 331784



A marvelous, detached family home, located at the end of a small cul-de-sac with generous size gardens and including a large garden lodge.

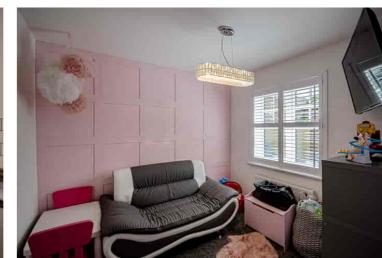
- Detached Family Home
- Two Reception Rooms
- Kitchen Dining Room & Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Good Size Gardens
- Large Garden Lodge
- Garage & Driveway

Description

A marvelous, detached family home, located at the end of a small cul-de-sac, with good size gardens and a large detached garden room/lodge, which is included in the sale price. The property is decorated to a high standard and features gas central heating and PVCu double glazing and comprises: Entrance hall and inner hall, cloakroom/WC, lounge, family room, kitchen dining room, utility room, first floor landing, four good size bedrooms, en-suite shower room and bathroom. Externally to the front there is a double width resin driveway and a single garage. The gardens extend from the front and along the side of the house opening at the rear to a generous garden where the lodge is located. The hot tub is available by separate negotiation.







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

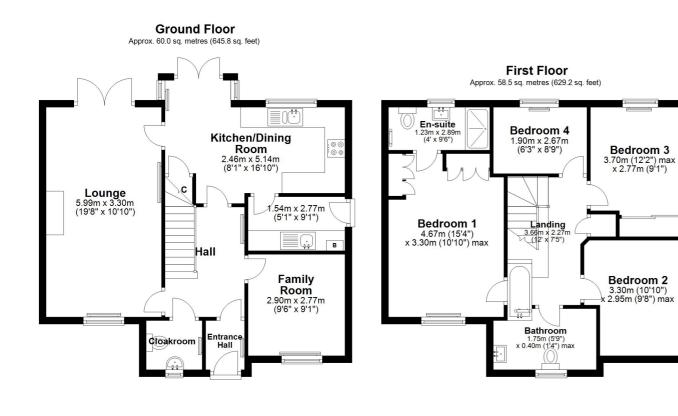
Important Notes Type Here

















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.

Total area: approx. 118.5 sq. metres (1275.0 sq. feet)







