







A well presented, end-terrace family home, in a quiet location close to the River Weaver and the local centre with shops and other facilities.

- Well Presented Family Home
- Quiet Location, Close To River
- Fully Equipped Kitchen
- Good Size Living Room
- Three Bedrooms
- Modern Bathroom
- Gardens & Driveway

### Description

**FREEHOLD SALE.** Taylor Wimpey Dadford. This is a well presented, end-terrace family home, which is located in a quiet location close to the River Weaver and the local centre. With gas central heating and PVCu double glazing, the accommodation comprises: Entrance hall, cloakroom/Wc, fully equipped kitchen breakfast room and good size living room on the ground floor along with a landing, three bedrooms and bathroom on the first floor. Outside there are front and rear gardens, a large timber shed and there is a driveway to the side of the house with parking for at least two 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

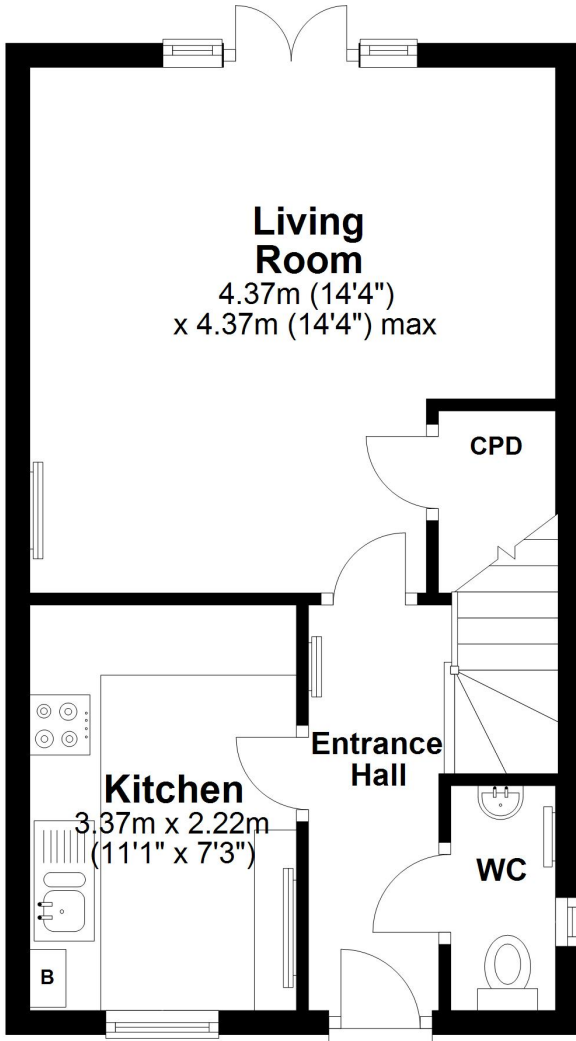
**EPC Rating: C**





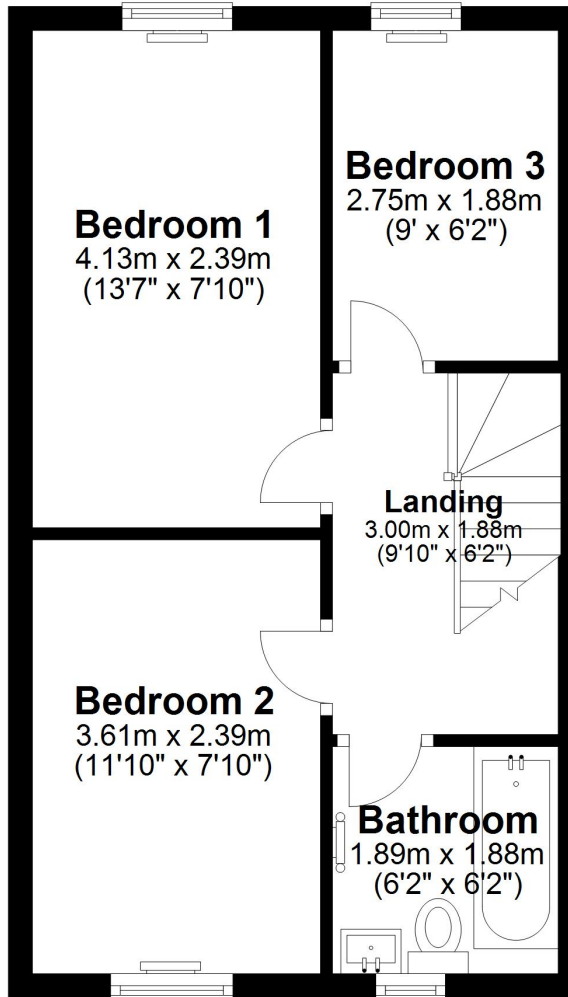
## Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 sq. feet)