



Wright Marshall
Estate Agents

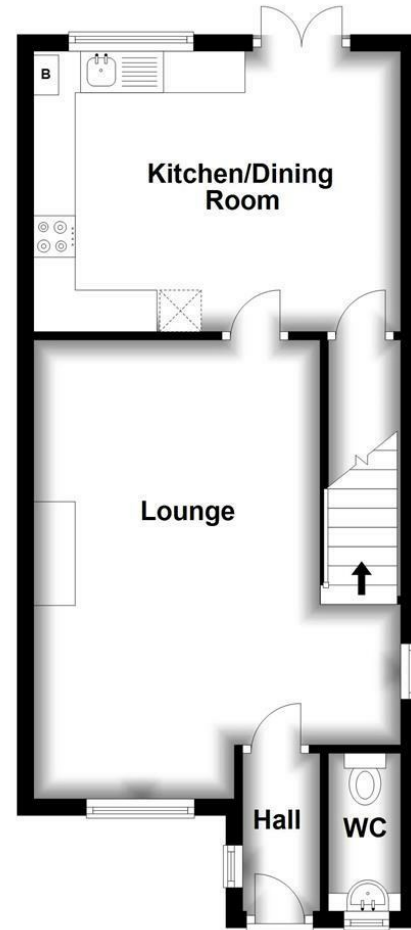
35 BURNSIDE WAY, WINNINGTON, NORTHWICH
CW8 4XR

ASKING PRICE £179,950



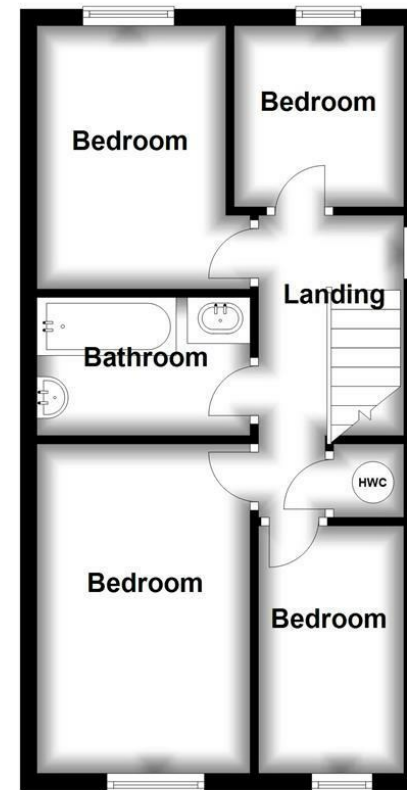
Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 82.3 sq. metres (886.3 sq. feet)

MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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FREEHOLD It is said life is not measured by the amount of breaths we take, but the moments that take our breath away! And I can guarantee when you see this stunning semi detached property on Burnside Way this will be one of them moments. The accommodation includes: hallway, WC, lounge & kitchen / diner to the ground floor and four bedrooms & family bathroom to the first floor. Externally there is an enclosed rear garden and parking for two cars. Call us now on 01606 41318 to book your viewing!

INTRODUCTION

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ENTRANCE HALLWAY

Accessed via front entrance door. Laminate flooring. Radiator. Doors to Lounge & WC.

LOUNGE

18'4" max x 14'4" (5.59 max x 4.39)

Double glazed windows to the front & side elevation. Two radiators. Laminate floor. Feature fireplace with electric fire. Stairs to the first floor. Door to Kitchen.

KITCHEN / DINER

14'4" x 10'5" (4.39 x 3.20)

Fitted with a range of wall, drawer and base units with work surfaces above. Inset electric oven with gas hob and extractor fan above. Space for Fridge Freezer & Washing Machine. Laminate floor. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Under stairs storage cupboard.

LANDING

Double glazed windows to the side elevation. Loft access. Airing cupboard.

MASTER BEDROOM

13'3" x 8'3" (4.04 x 2.54)

Double glazed window to the front elevation. Radiator. Laminate Floor.

BEDROOM TWO

10'2" x 7'4" (3.10 x 2.26)

Double glazed window to the rear elevation. Radiator. Laminate Floor.

BEDROOM THREE

10'0" x 5'6" (3.07 x 1.70)

Double glazed window to the front elevation. Radiator. Laminate Floor.

BEDROOM FOUR

7'1" x 6'7" (2.18 x 2.01)

Double glazed window to the rear elevation. Radiator. Laminate Floor.

BATHROOM

Fitted with a three piece suite including: Low Level WC, wash hand basin and panelled bath with shower above. Extractor Fan. Radiator.

EXTERNALLY

To the front elevation there is a driveway providing off road parking for two cars and steps leading to the front door. Externally there is an enclosed rear garden with gravelled patio area with steps leading to a further gravelled area surrounded by mature trees an planting. Garden shed. Outside tap. Side access gate.