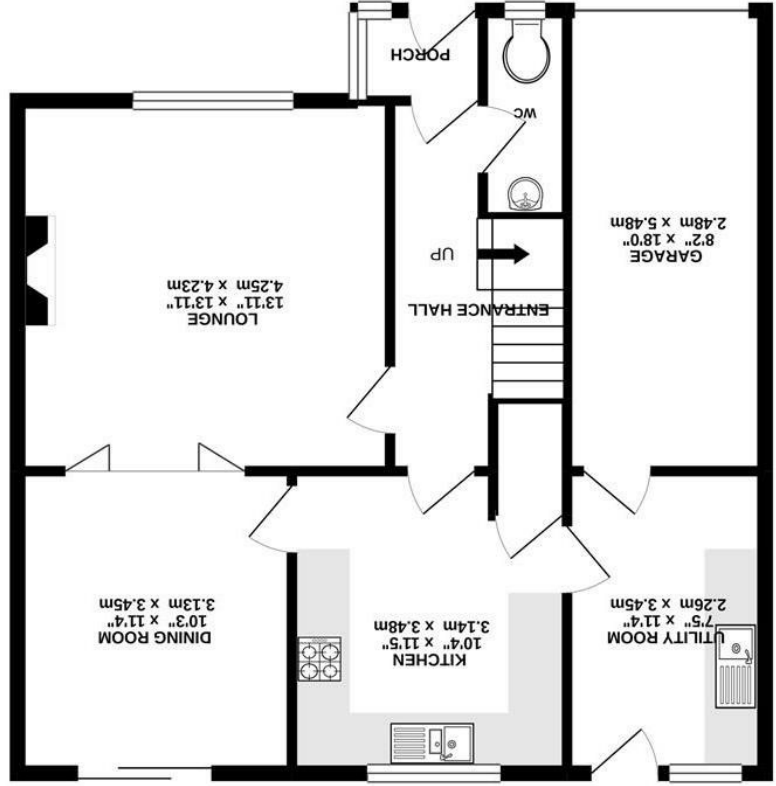
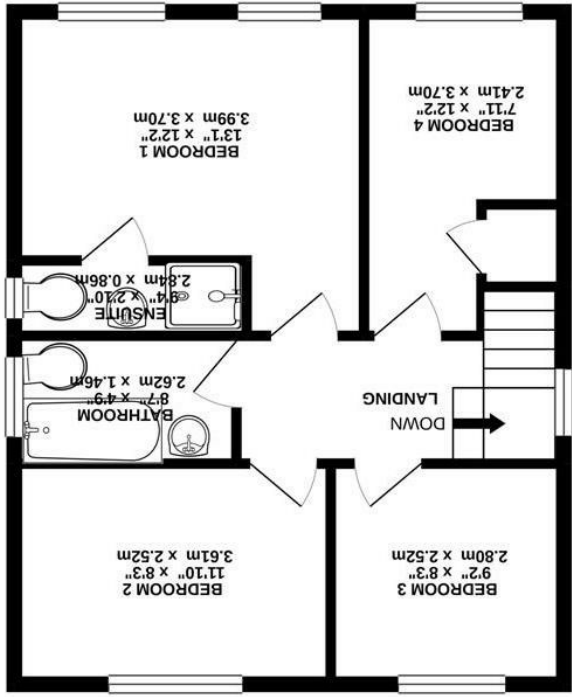


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GROUND FLOOR



1ST FLOOR



**£325,000**



**26 ASHGATE LANE  
 WINCHAM  
 NORTHWICH  
 CW9 6PN**



**COUNCIL TAX BAND: E**



A four bedroom detached house, occupying a mature corner plot, with attractive gardens to the front and rear, a two car driveway and an integral garage.

### DESCRIPTION

Ashgate Lane is a popular residential cul-de-sac forming part of a larger development situated close to the heart of Higher Wincham village, comprising mostly of modern detached houses. No. 26 occupies a prime position on a corner plot overlooking a park to the front, and within walking distance of the highly acclaimed and OFSTED outstanding primary school.

The house offers well-balanced accommodation extending to around 1420 sq ft in all, presented in good order throughout, comprising of two formal reception rooms one with an adjoining garden room extension, a modern fitted kitchen with an adjoining utility room and an integral single garage. On the first floor level there are four bedrooms and two bathrooms, including a small en-suite and a good sized family bathroom serving the three smaller bedrooms.

### Entrance Porch

Double glazed entrance door and opaque windows to front and side. Part glazed door to:

### Entrance Hall

Stairs leading to the first floor level.

### Downstairs WC

Low-level WC and wall hung wash basin with vanity storage cupboard below. Tiled floor and opaque double glazed window to front.

### Living Room

Double glaze window to front with fixed plantation shutters. Central fireplace with 'Adam Style' surround and tiled floor housing a living flame gas fire. Door and internal glazed windows to the entrance hall, and double doors to:

### Dining Room

A generous dining room with double glazed sliding doors to the garden room and serving hatch to the kitchen.

### Garden Room

A conservatory style extension with a tiled floor throughout and French doors leading to the rear garden.

### Kitchen

Fitted with a matching range of white gloss shaker style cabinets, surmounted with contrasting rolled edge laminated worktops incorporating a 1 1/2 bowl single drainer sink unit and a four ring electric hob with a glass canopy cooker hood above and built-in double electric oven and low-level refrigerator. Tiled floor, part tiled walls, double glazed window to rear and useful understands storage cupboard.

### Utility Room

A generous utility room fitted with built-in wall and base level cabinets with space and plumbing for both a washing machine and tumble dryer under. Space for a fridge freezer. Double glazed window and door to the rear garden. Integral door to the garage.

### Garage

Up and over doors to front. Loft access to the roof void.

### First floor Landing

Double glazed window to side and loft access to the roof void.

### Bedroom One

Two double glazed windows to front. Door leading to:

### En-suite Shower Room

Fully tiled shower enclosure with Triton electric shower, wall hung wash basin with vanity storage cupboard below and low-level WC. Tiled floor, chrome ladder towel radiator and opaque double glazed window to side.

### Bedroom Two

Double glazed window to rear and range of built-in bedroom furniture incorporating wardrobes cupboards and drawers.

### Bedroom Three

Double glazed window to rear.

### Bedroom Four

Double glazed window to front and built-in airing/linen cupboard.

### Bathroom

Fitted with a matching white suite comprising of a panel bath with a mixer tap and Jacuzzi jets. Wall hung wash basin with storage cupboards below and a low-level WC. Wall fixed mirror with down lighting, tiled floor and walls, and opaque double glazed window to side.

### Externally

To the front of the property is a generous flat lawn partially enclosed by an attractive mature hedge. There is a printed concrete driveway providing off-road parking for two cars, leading to the attached garage.

The rear garden is enclosed to all sides by panel fencing and mature hedges and is lead mostly to lawn, with areas of attractive hard landscaping incorporating patios and connecting pathways.