



Wright Marshall
Estate Agents

8 MAGNOLIA STREET, WINNINGTON VILLAGE,
NORTHWICH CW8 4EH

£229,950



FREEHOLDThe words "Don't miss the boat" could not be any more fitting for this superbly presented property located on the extremely popular Winnington Village Development. With accommodation including: hallway, WC, kitchen and lounge diner to the ground floor and three bedrooms, bathroom and en suite to the first floor. Externally there are front and rear gardens aswell as a driveway providing off road parking. Call us now on 01606 41318 to book your viewng!

THREE BEDROOM, FREEHOLD, SEMI-DETACHED property located in a desirable residential development in Winnington Village. With accommodation including: hallway, WC, kitchen and lounge diner to the ground floor and three bedrooms, bathroom and en suite to the first floor. Externally there are front and rear gardens as well as a driveway providing off road parking. Call us now on 01606 41318 to book your viewing!

Entrance Hallway

Accessed via double glazed front entrance door. Radiator. Tiled floor. Storage cupboard. Stairs to first floor. Doors to WC, Lounge & Kitchen.



WC

Low level WC and wash hand basin. Tiled floor Radiator.

Kitchen

12'2 x 8'1 (3.71m x 2.46m)
Fitted with a range of upgraded wall, drawer and base units with GRANITE work surfaces above. Inset stainless steel sink with mixer tap. Integrated washer / dryer, fridge freezer and dishwasher. Inset electric oven with four ring gas hob and extractor fan above. Tiled floor. Double glazed window to the front elevation,



Lounge / Dining Room

15'3 x 14'5 (4.65m x 4.39m)
Double glazed french doors to the rear elevation. Two radiators. Under stairs storage cupboard.



Landing

Doors to all bedrooms and bathroom. Storage cupboard. Radiator.



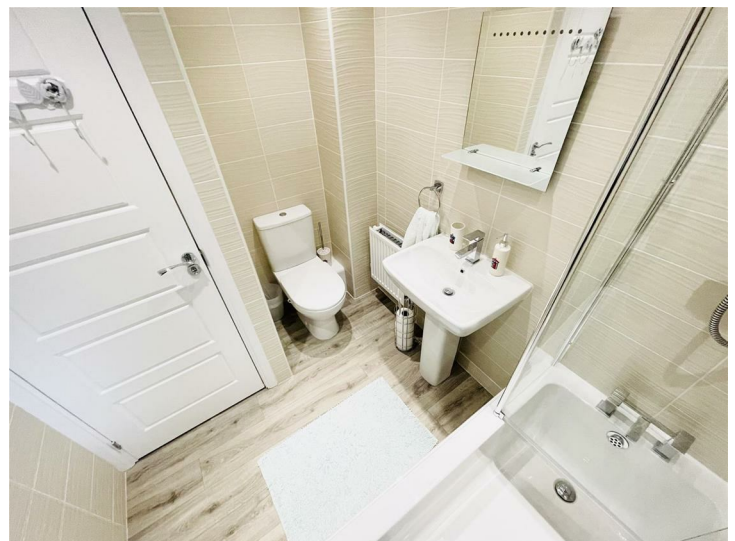
Master Bedroom

11'9 x 8'7 (3.58m x 2.62m)
Double glazed window to the rear elevation. Radiator. Range of fitted wardrobes. Door to Ensuite.



Ensuite Shower Room

8'3 x 4'3 (2.51m x 1.30m)
Low level WC, wash hand basin and shower cubicle. Tiled walls. Radiator.



Bedroom Two

10'2 x 8'7 (3.10m x 2.62m)

Double glazed window to the front elevation. Radiator. Range of fitted wardrobes.



Externally - Rear

To the rear elevation there is an enclosed garden with paved patio leading to lawned garden and decked area with planting borders. Front access gate.

Bedroom Three

9'1 x 6'3 (2.77m x 1.91m)

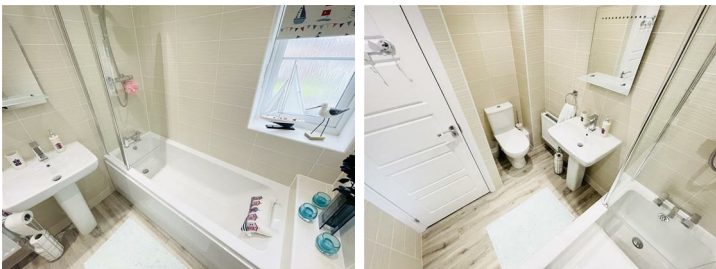
Double glazed window to the rear elevation. Radiator. Fitted wardrobe.



Bathroom

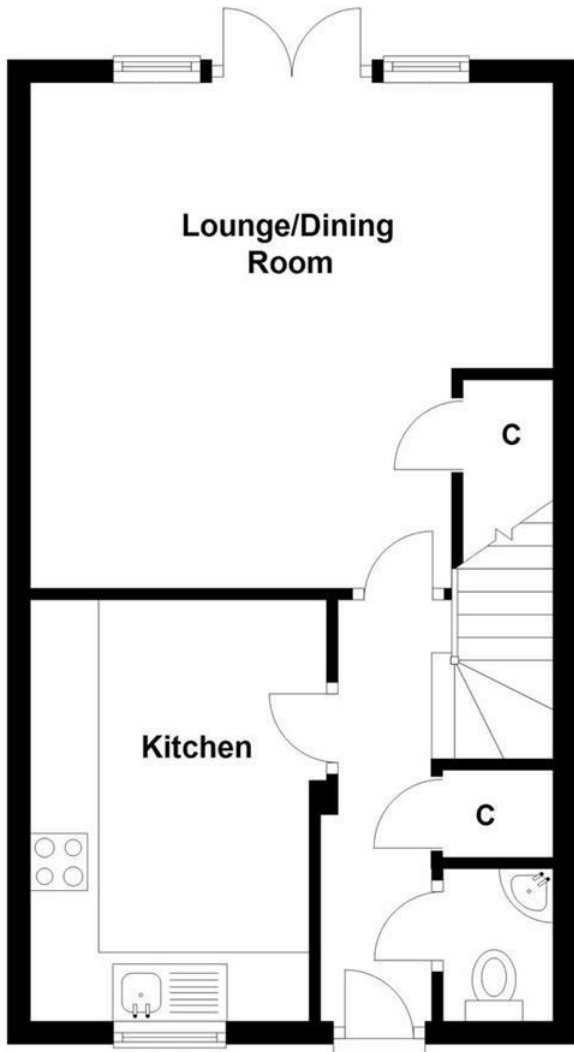
7'7 x 6'2 (2.31m x 1.88m)

Low level WC, wash hand basin and panelled bath with shower above. Tiled walls. Radiator. Double glazed window to the front elevation.

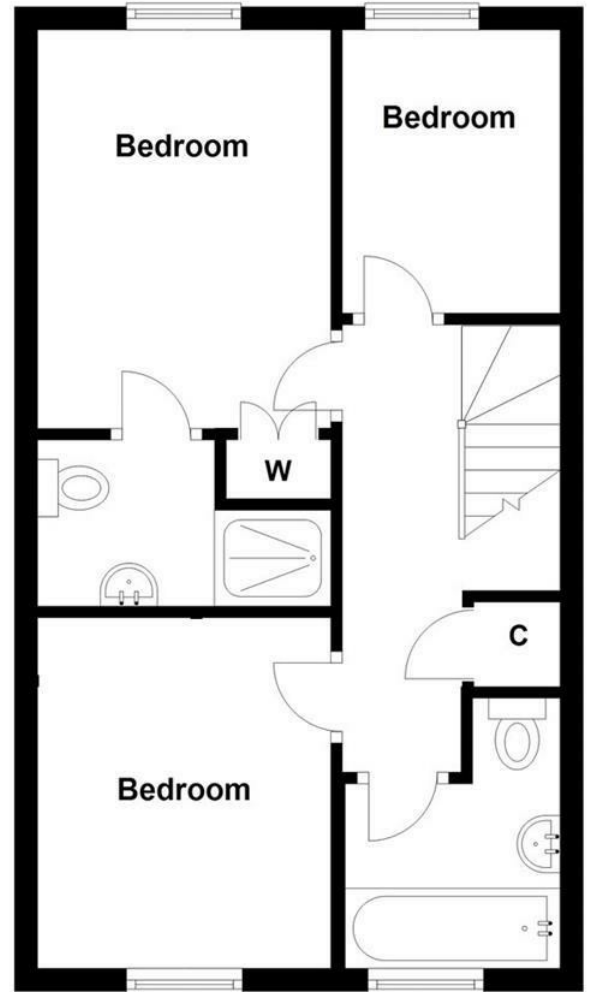


Externally - Front

To the front elevation there is a driveway providing off road parking and a lawned garden with planting border.



Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 80 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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