



Wright Marshall  
Estate Agents

33 ARNOLD COURT, WINNINGTON VILLAGE,  
NORTHWICH CW8 4UB

£239,950



Impeccable. That is the word for this stunning property, both inside and out. Sitting on a quiet cul-de-sac, this home really is presented to exacting standards, being beautifully decorated, with modern fittings and a landscaped garden. With accommodation including: hallway, lounge, kitchen diner and WC to the ground floor, two bedrooms and bathroom to the first floor and master bedroom to the second floor. Externally there is off road parking and garage. Call us now to book your viewing!

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### Entrance Hallway

Accessed via double glazed front entrance door. Door to Lounge. Stairs to First floor. Radiator.

### Lounge

17'6 x 9'4 (5.33m x 2.84m)

Double glazed window to the front elevation. Storage cupboard. Door to Kitchen.



### Kitchen

12'9 max x 12'8 max (3.89m max x 3.86m max)

Fitted with a range of wall, drawer and base units with work surfaces above. Inset stainless steel sink and drainer with mixer tap. Inset electric oven with four ring gas hob and extractor fan above. Integrated washer / dryer, dishwasher and fridge freezer. Double glazed window to the rear elevation. Double glazed french doors to the rear elevation. Inset Spotlights. Radiator. Door to WC.

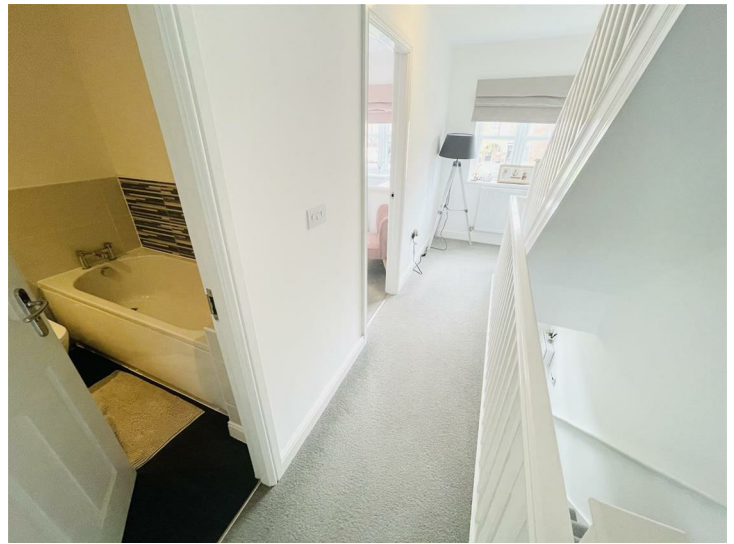


### WC

Low level WC & Wash Hand Basin. Radiator.

### Landing

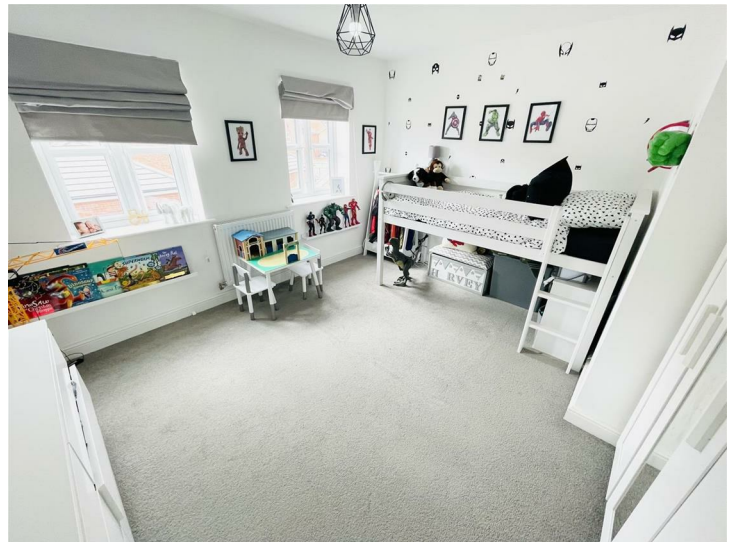
Double glazed window to the front elevation. Doors to Bedrooms two, three and bathroom. Stairs to second floor.



### Bedroom Two

12'9 x 11'6 (3.89m x 3.51m)

Two double glazed windows to the rear elevation. Radiator.



### Bedroom Three

9'1 x 6'4 (2.77m x 1.93m)

Double glazed window to the front elevation. Radiator.



## Family Bathroom

9'1 x 6'4 (2.77m x 1.93m)

Low level WC, wash hand basin, panelled bath and shower cubicle. Part tiled walls. Radiator



## Garage

Up and over door to the front elevation.

## Second Floor Landing

Door to Master Bedroom.

## Master Bedroom

22'4 max x 13'1 max (6.81m max x 3.99m max )

Double glazed window to the front elevation. Radiator. Door to Ensuite.



## Ensuite

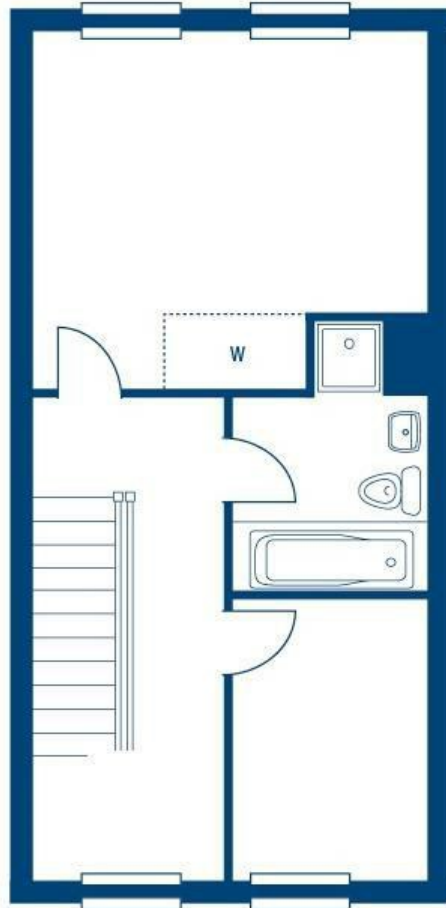
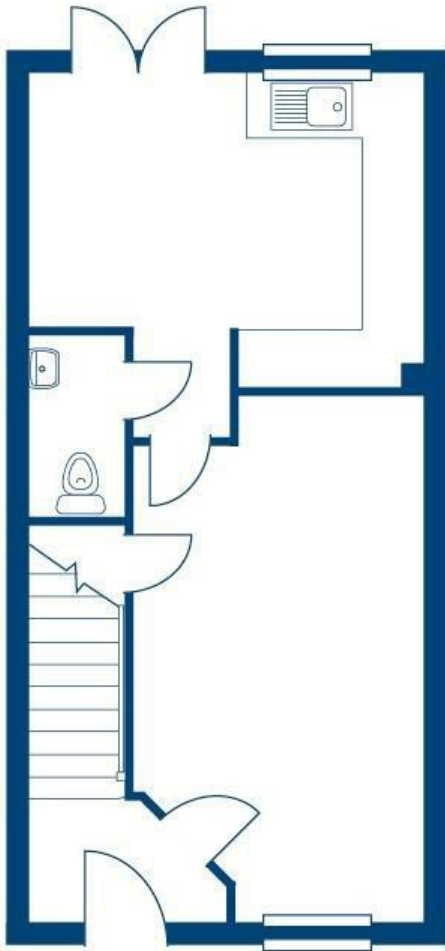
9'1 x 8'6 (2.77m x 2.59m)

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Double glazed window to the rear elevation. Radiator.



## Externally

To the rear elevation there is an enclosed garden with lawned area leading to an raised deck. There is the benefit of off road parking and a garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements