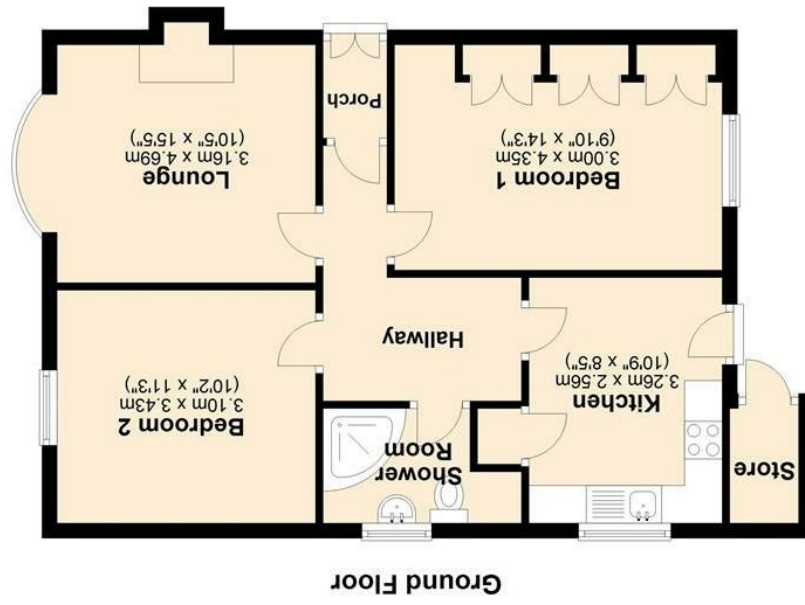


MISREPRESENTATION ACT 1967.

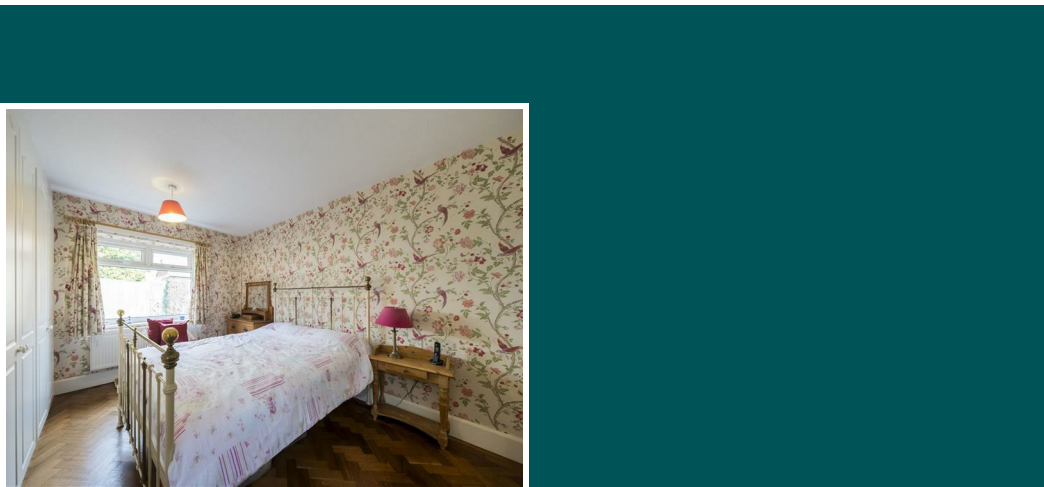
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS IN THE REGION OF £215,000



GANITH  
HEYSOMS AVENUE  
NORTHWICH  
CW8 4AE



COUNCIL TAX BAND: C





A recently modernised, detached bungalow with detached garage available on Heysoms Avenue, Northwich

### Description

Lived in the property by the previous owner for 20 years the property has been modernised and maintained throughout.

Located on Heysoms Avenue, the bungalow is set back from the road and sits on a large plot with ample parking to both the front and the rear aspects, perfect for family and friends when visiting.

Accommodation comprises a spacious porch with plenty of space to hang coats and umbrellas through to the entrance hall with parquet flooring throughout the property and doors to both bedrooms, the shower room and kitchen.

The lounge is bay fronted and south facing flooding the room with natural light with a beautiful feature fireplace.

Bedroom one is a fantastic size with dual aspect windows to both the side and the rear aspects and triple fitted wardrobes.

Bedroom two is a good sized double bedroom also and benefits from a large window to the front aspect.

The modern three piece shower room was replaced within the last 10 years.

The modern fitted kitchen benefits from integrated appliances including a gas hob, oven, dishwasher and a large built in storage cupboard and direct access to the rear garden.

Externally the private rear garden has been landscaped throughout. The small store houses the Worcester combi boiler and plumbing is available for a washing machine.

Convenient bin storage is located round the corner with direct access to the front of the property, along with access to both the side aspect via a timber gate and the detached garage to the rear aspect.

The neighbouring property has a right of way to drive across this property's land to access their driveway to the rear of this property.

This property is located within walking distance to the main bus route to Northwich and Chester on Chester Road and only a short drive away from the A556, connecting commuters to the M6, M56 and M60 motorways.

The property is a five minute walk to Greenbank train station, providing direct travel to Manchester and Chester.