



Wright Marshall
Estate Agents

24 BUTTERCUP CRESCENT, WINNINGTON
VILLAGE, NORTHWICH CW8 4EG

OFFERS IN THE REGION OF £239,950



Reach for the stars with this stunning three storey town house on the popular WINNINGTON VILLAGE estate. Built by Barratt homes this property is beautifully presented throughout and this deceptively spacious property is the perfect family home. The accommodation includes: hallway, bedroom four / study and kitchen / family room to the ground floor, to the first floor there is a master bedroom with en suite and lounge and to the second floor there are two further bedrooms and a family bathroom. Externally there are front and rear gardens and off road parking.

FOUR BEDROOM, FREEHOLD, SEMI-DETACHED, TOWNHOUSE located in a desirable residential development in Winnington Village. Built by Barratt homes this property is beautifully presented throughout and this deceptively spacious property is the perfect family home. The accommodation includes: hallway, bedroom four / study and kitchen / family room to the ground floor, to the first floor there is a master bedroom with en suite and lounge and to the second floor there are two further bedrooms and a family bathroom. Externally there are front and rear gardens and off road parking.

Entrance Hallway

Accessed via double glazed front entrance door. Storage cupboard. Doors to WC, Study / Bedroom Four and Kitchen / Diner / Family Room. Stairs to first floor. Radiator.

WC

Low level WC and wash hand basin. Radiator. Extractor fan.

Study / Bedroom Four

9'2 x 6'2 (2.79m x 1.88m)

Double glazed window to the front elevation. Radiator.

Kitchen Diner / Family Room

23'6 max x 12'7 max (7.16m max x 3.84m max)

Fitted with a range of wall, drawer and base units with work surfaces above. Stainless steel sink and drainer with mixer tap. Integrated dishwasher and washer dryer. Integrated electric oven with four ring gas hob and extractor fan above. Integrated Fridge Freezer. Under stairs storage cupboard. Double glazed french doors to the rear elevation.



First Floor Landing

Radiator. Stairs to second floor. Doors to master bedroom and lounge.

Lounge

12'7 x 12'5 (3.84m x 3.78m)

Two double glazed windows to the rear elevation. Radiator.



Master Bedroom

12'7 x 10'1 (3.84m x 3.07m)

Two double glazed windows to the front elevation. Radiator. Door to Ensuite.

Ensuite

7'1 x 5'1 (2.16m x 1.55m)

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

Second Floor Landing

Doors to both bedrooms and bathroom. Loft access.

Bedroom Two

12'8 x 11'4 max (3.86m x 3.45m max)

Velux style skylight to the rear elevation. Radiator. Cupboard housing hot water tank.

Bedroom Three

11'1 x 9'7 max (3.38m x 2.92m max)

Double glazed window and velux style roof light to the front elevation. Radiator.

Bathroom

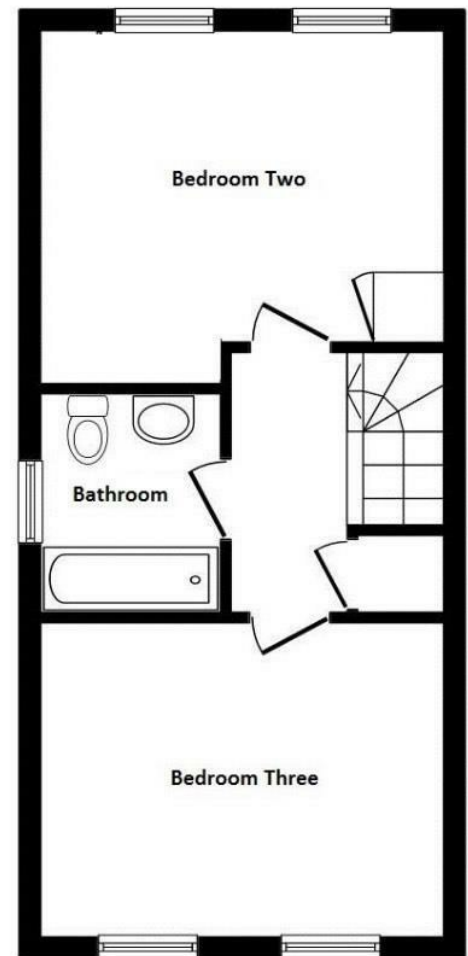
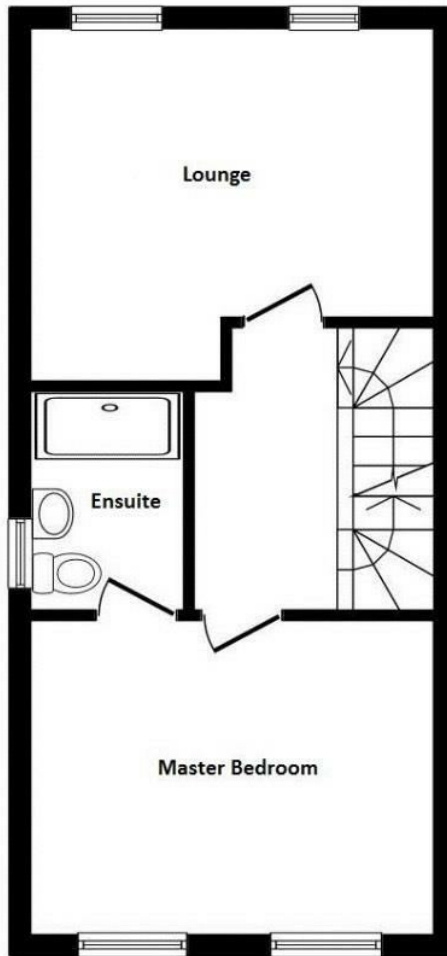
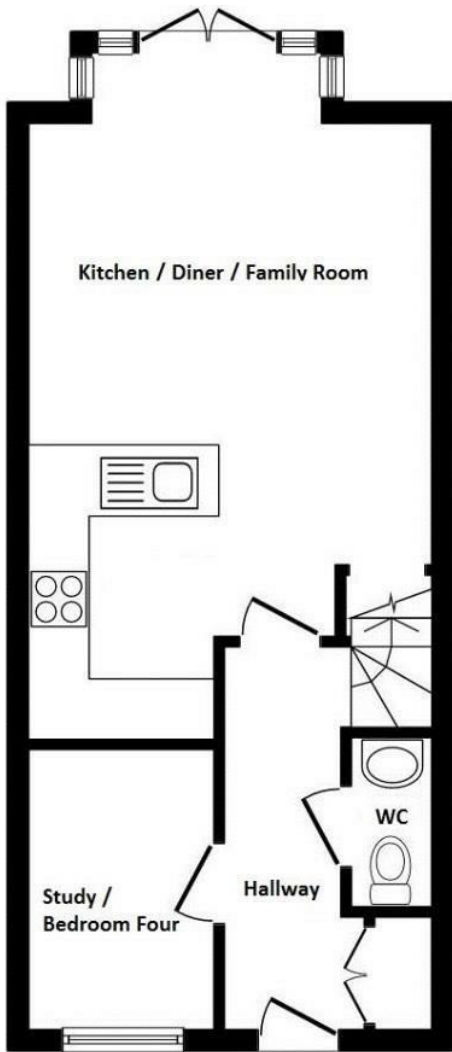
5'8 x 6'4 (1.73m x 1.93m)

Low level WC, wash hand basin and panelled bath. Double glazed window to the side elevation. Radiator. Extractor fan, Part tiled walls.

Externally

To the front elevation there is a front garden with astro turf and a driveway providing off road parking. To the rear elevation there is an enclosed garden complete with Indian sandstone patio leading to lawned garden with raised planting borders.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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 for general guidance purposes only 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