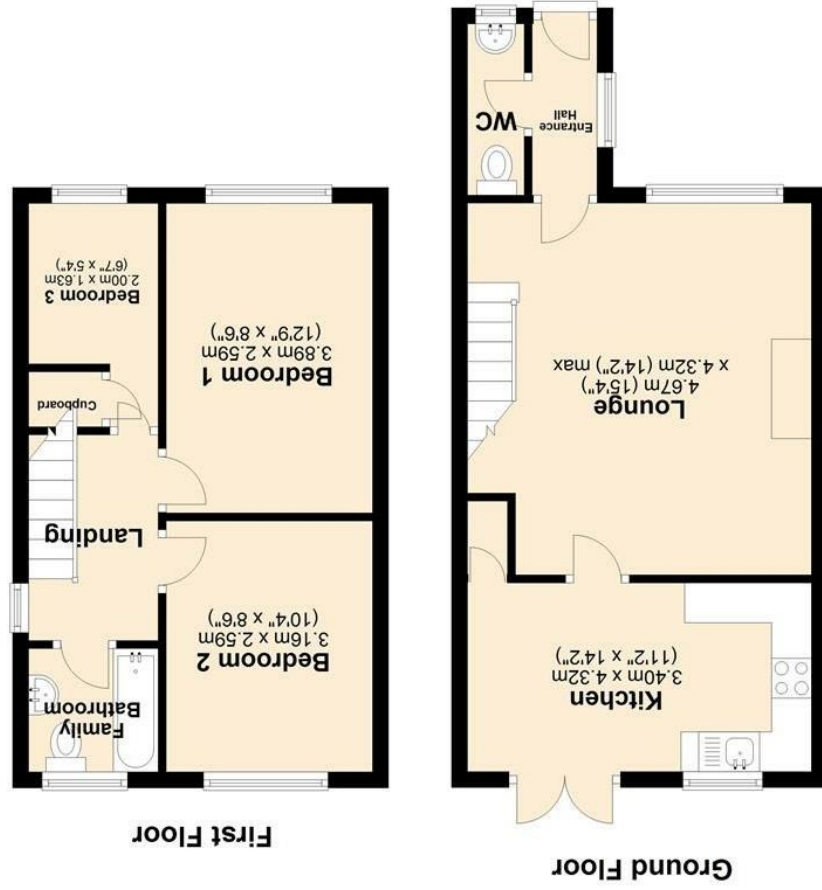


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part 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.

T. 01606 41318

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**OFFERS IN THE REGION OF £220,000**

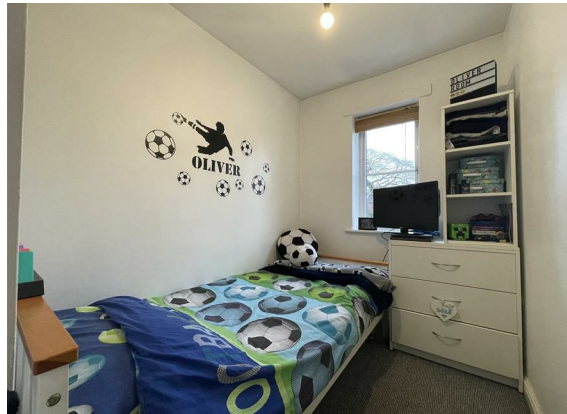


**10 GORDALE CLOSE  
 WINNINGTON  
 NORTHWICH  
 CW8 4XU**



**COUNCIL TAX BAND: C**





THREE BEDROOM, FREEHOLD, CHAIN FREE property located on Gordale Close in Winnington. This immaculately kept property is currently tenanted and available with vacant possession. Accommodation boasts entrance hallway, WC, lounge through kitchen with french doors leading to the west facing rear garden. Upstairs benefits from two double bedrooms, a single bedroom/office and a lovely floor to ceiling tiled, family bathroom. Externally the property benefits from two, allocated, off road car parking spaces to the front aspect, a lawned garden to the front and the back. Located within walking distance to the popular Moss Farm Leisure Complex and Winnington Park County Primary School, this property is ideal for a young family or a buy to let investor. To schedule a viewing, please call 01606 41318 or email northwich@wrightmarshall.co.uk

**Externally**

Tarmacked double driveway and lawned garden to the front aspect. Gas, electric metres and bin store to the side aspect. Partly paved, partly lawned, west facing garden to the rear aspect.

**Entrance Hallway**

Laminate flooring, single radiator, double glazed window to front aspect and one ceiling light point.

**WC**

Tiled flooring, single radiator, toilet, built-in storage cupboard below sink, wall mounted consumer unit, double glazed frosted window to front aspect and one ceiling light point.

**Lounge**

Laminate flooring, double radiator, aerial point, Electric fire, single radiator and one ceiling light point.

**Kitchen**

Tiled flooring, low-level and eyelevel oak affect units, with laminate tops, conventional boiler, tiled splashbacks, integrated double oven and gas hob, sink with drainer, space for fridge freezer and washing machine, integrated extractor hood, double radiator, under stairs storage, wall mounted extractor fan double glazed window to the rear aspect and two ceiling light points.

**Landing**

Double glazed window to the side aspect, one ceiling light point and pulldown loft hatch.

**Family Bathroom**

Tiled flooring, floor to ceiling tiles, built-in storage cupboard under the sink, toilet, heated towel rail, bath with power shower over, double glazed frosted window to the rear aspect, wall mounted extractor fan and four ceiling spotlights.

**Bedroom One**

Double radiator, double glazed window to the front aspect, TV aerial point and one ceiling light point.

**Bedroom Two**

Single radiator, TV aerial point, double glazed window to the rear aspect and one ceiling light point.

**Bedroom Three**

Single radiator, built-in storage cupboard, double glazed window to the front aspect and one ceiling light point.