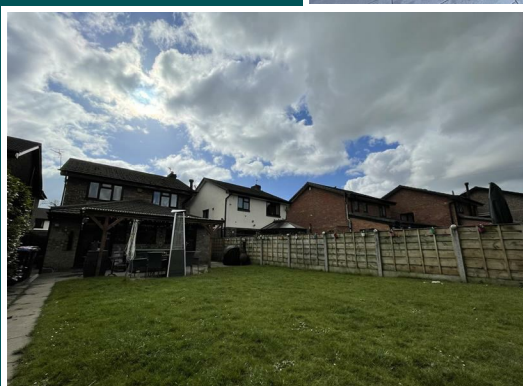
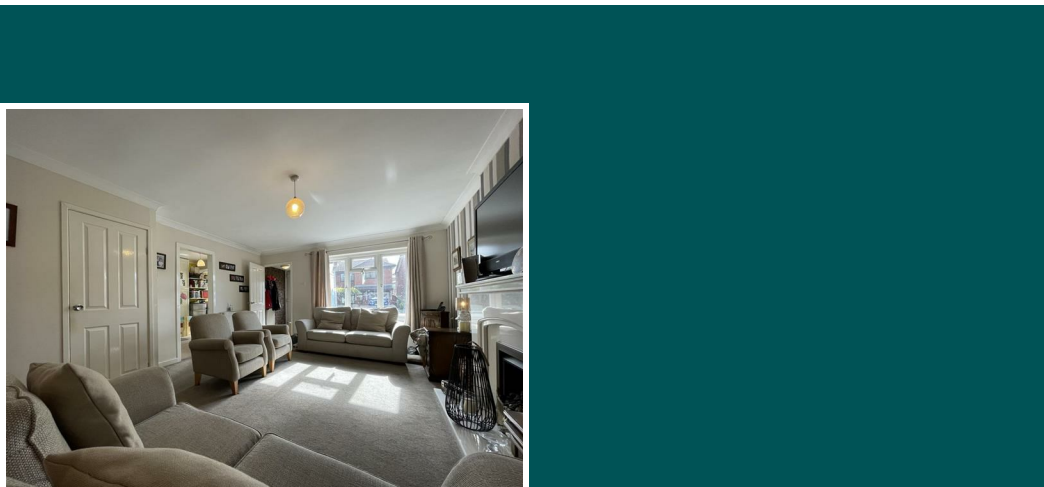


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of,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



OFFERS IN THE REGION OF £345,000



4 ASHGATE LANE
 WINCHAM
 NORTHWICH
 CW9 6PN

4 bedrooms, 2 bathrooms, 2 living areas, Council Tax Band: E



FOUR BEDROOM, DETACHED, EXTENDED, FREEHOLD, property on Ashgate Lane, Wincham. Located within close proximity to Wincham Community Primary School, this property is the perfect prospect for a growing family. Accommodation boasts porch, lounge, converted garage into a useful playroom, kitchen/dining room with two sets of french doors leading out onto the spacious west facing rear garden. Upstairs includes three double bedrooms, a third bedroom/study and a three piece family bathroom. Externally, a spacious driveway for three vehicles can be found to the front aspect and to the rear aspect, a lovely laid to lawn garden and a useful store and shed, can be found. Local transport links include Lostock Gralam train station, located just a 6 minute drive away from the property. Alternatively the property is located within close proximity to the A556 connecting to the M6, M56 and M62 motorways, connecting you to Chester, Manchester, Liverpool and London. To schedule a viewing please call 01606 41318 or email northwich@wrightmarshall.co.uk

Externally

Partly tarmac, partly gravel driveway for three vehicles, side gate and two wall mounted light points to the front aspect. Gas and electric metres located to the side aspects. West facing rear garden, store and shed to the rear aspect.

Porch

Glass panelled UPVC front door, single radiator and one ceiling light point.

Lounge

Large double glazed window to the front aspect, gas fire, TV aerial point, double glazed window to the side aspect and two ceiling light points.

Play Room

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

Kitchen/Dining Room

Tiled flooring, space for washing machine, tumble dryer, dishwasher and fridge freezer. Cupboard housing water metre. Belling cooker, low-level and eye level units with granite effect tops. Three double glazed windows to the rear aspect, two sets of french doors leading to the rear garden. Dual burner, tv aerial point. two wall mounted light points, five ceiling spotlights and two ceiling light points.

WC

Tiled flooring, single radiator, sink, toilet, wall mounted extractor fan and one ceiling light point.

Landing

Frosted double glazed window to the side aspect, loft hatch and one ceiling light point.

Bedroom One

Large double glazed window to the front aspect, single radiator and one ceiling light point.

Bedroom Two

Large double glazed window to the rear aspect, single radiator and one ceiling light point.

Bedroom Three

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

Bedroom Four

Large double glazed window to the rear aspect and one ceiling light point.

Family Bathroom

Tiled flooring, floor to ceiling tiles, panelled bath, sink, toilet, walk-in power shower cubicle, ceiling mounted extractor fan, two double glazed frosted windows to the side aspect and five ceiling spotlights.