



Wright Marshall
Estate Agents

8 BOLLINGTON AVENUE, LEFTWICH,
NORTHWICH CW9 8SB

£220,000



Chain free extended bungalow with spacious gardens available in Leftwich

Description

Purchased from the late vendor over 30 years ago this previously three bedroom bungalow, now converted into a two bedroom to provide a large lounge/dining room is in need of modernization through and available with no vendor chain.

Located off London Road on Bollington Avenue this property is perfectly positioned on the outskirts of Northwich within walking distance to large supermarkets, cafes and restaurants such as Waitrose, Abdas and Bombay Quay to name a few.

Accommodation comprises large driveway for multiple vehicles, a large lawned garden to the front aspect and a useful single garage with eaves storages, accessible via the driveway and rear garden to the side aspect.

The porch through hallway provides plenty of integral storage, both bedrooms are doubles and the master has the added advantage of a built in wardrobe.

The three piece family bathroom requires modernizing but is in perfect working order.

The lounge has been knocked through into what was bedroom three to create a spacious lounge/dining room with the conservatory extension built within the last 20 years, flooding the rooms with natural light and perfect for entertaining family and friends.

The kitchen offers plenty of eye level and low level storage units, one of which houses the combi boiler and several appliances are integrated including the double oven, electric hob and extractor fan.

The enclosed rear garden is accessible via both the kitchen and the conservatory, ideal on a hot summers day.

Leftwich is conveniently located to the A556 connecting commuters to both the M56 and M6 motorways.

Regular bus routes include the London Road stop (Crewe-Northwich) which runs every 30 minutes, ideal for interested parties who don't drive.

Local rail networks include Hartford train station (Liverpool-London line) and Greenbank train station (Chester-Manchester line) both of which are only a 10 minute drive away from the property.

Ground Floor

Approx. 12.9 sq. metres (138.6 sq. feet)



Garage
5.05m x 2.55m
(16'7" x 8'4")

Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



Conservatory
2.04m x 2.97m
(6'8" x 9'9")

Kitchen
4.30m x 2.58m
(14'1" x 8'6")

Lounge
4.30m x 2.97m
(14'1" x 9'9")

Bedroom 1
3.40m x 2.65m
(11'2" x 8'8")

Bedroom 2
2.50m x 3.41m
(8'2" x 11'2")

Dining Room
2.50m x 2.14m
(8'2" x 7')

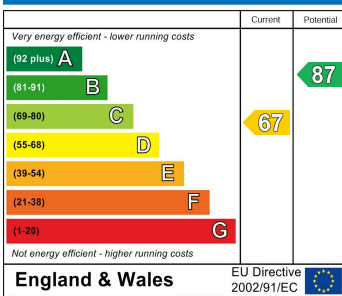
Hall

Bathroom

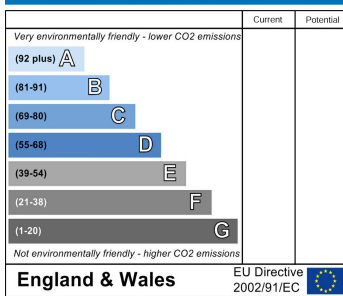
Porch

Total area: approx. 79.4 sq. metres (854.4 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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4 The Bull Ring
Northwich
Cheshire
CW9 5BS

www.wrightmarshall.co.uk
T. 01606 41318

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