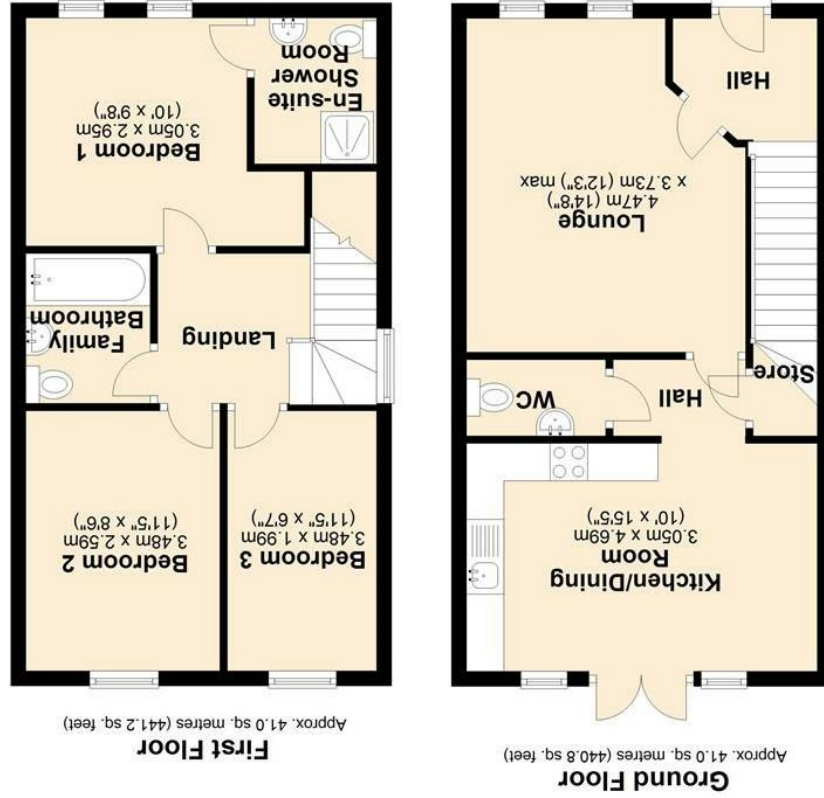
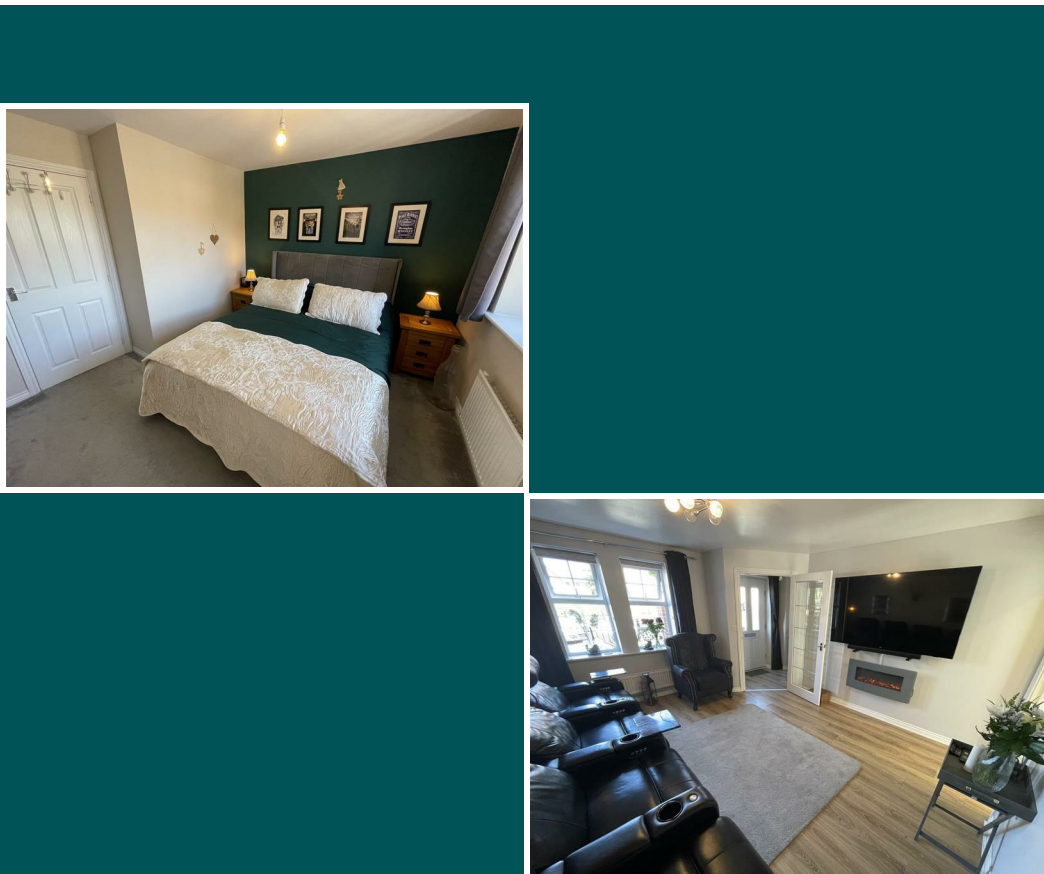


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part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

Total area: approx. 81.9 sq. metres (881.9 sq. feet)



OFFERS IN THE REGION OF £235,000



27 WESTERN WAY  
 WINNINGTON VILLAGE  
 NORTHWICH  
 CW8 4YJ

3 2 1 C  
 COUNCIL TAX BAND: C



Modern freehold chain free family home available in highly sought after Winnington Village

### Vendors Situation

The vendors are moving into one of their rental properties.

### Description

Purchased by the current vendors in April 2022, this modern semi-detached property is the perfect opportunity for a first time home buyer or buy to let investor.

Built by David Wilson Homes, this property is located in the heart of Winnington Village and short walk up Winnington Lane to Northwich town centre.

Ground floor accommodation comprises spacious entrance hall through lounge with laminate flooring throughout and two double glazed windows to the front aspect. A second hall divides the lounge from the open plan kitchen/dining room with low-level and eye level units, one of which houses the Baxi combi boiler, integrated fridge freezer and dishwasher, sink with drainer, tiled splash backs, tiled flooring and space for a washing machine. The downstairs WC and a large understairs storage cupboard are also located off the second hallway.

Upstairs comprises spacious landing with a double glazed window to the side aspect, two double bedrooms, a third single bedroom/study, perfect for a couple who work from home and a modern three piece family bathroom.

Externally, one allocated parking space and multiple visitors spaces are located to the right hand side of the property and the spacious rear garden has been partly flagged, partly lawned to create multiple seating areas and further storage space.

Winnington Village is a growing destination for young professionals and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

With fantastic primary schools such as Winnington Park County Primary School and secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more clients are moving into the village.

Various sports team including Northwich Rugby Union Football Club, Hartford Football Club and Northwich Cricket Club all play at the Moss Farm Leisure Complex located on Firdale Road only a short walk away from Winnington Village, with plans having been proposed for a new pedestrian walk way to be built direct from the village to the leisure complex.

Greenbank train station (Chester-Manchester line) is only a 5 minute drive away connecting commuters across the North West and Manchester airport is only a 30 minute drive away.

