

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.

www.wrightmarshall.co.uk
T. 01606 41318



OFFERS IN THE REGION OF £250,000



3 VICTORIA PARK
WINNINGTON
NORTHWICH
CW8 1AX

2 1 1 D
COUNCIL TAX BAND: C



Corner plot property on a small cul-de-sac located within walking distance to Northwich town centre

Description

Recently modernised throughout, this property is available with no vendor chain and is the ideal property for downsizers looking for a property within walking distance to all the local amenities which Northwich has to offer.

Externally

Gravel driveway with side gate leading to the rear aspect, lawned garden, concrete steps and one wall mounted light point leading to the front porch. To the rear aspect is a low maintenance, partly laid to lawn and partly blocked paved garden, outside water tap, a timber gate leading to a woodlands, followed by the bin store, the continued driveway and detached garage to the side aspect.

Porch

Entered via a glass panelled UPVC door, double glazed windows to both the front and side aspects, single radiator, door leading to entrance hallway and one ceiling light point.

Entrance Hallway

Entered via a glass panelled timber door, one built-in storage cupboard housing the consumer unit, another built in storage cupboard housing the hot water tank, single radiator and one ceiling light point.

Lounge

Two double glazed windows to the front aspect, two single radiators, gas fire, French doors leading to the conservatory and two ceiling light points.

Conservatory

Tiled flooring, single radiator, two wall mounted light points and French doors leading to the rear garden.

Kitchen

Tiled flooring, low-level and eye-level units with granite effect tops, integrated Bosch oven and electric hob, integrated microwave, sink with drainer, space for washing machine, cupboard housing Glow-worm boiler, double glazed window to the rear aspect, frosted glass panelled timber door leading to the rear garden and ten ceiling spotlights.

Hallway

Loft hatch and one ceiling light point.

Family Bathroom

Tiled flooring, floor to ceiling tiles, toilet, sink with vanity storage, bath with electric shower over, heated towel rail, frosted double glazed window to the front aspect, ceiling mounted extractor fan and one ceiling light point.

Bedroom One

Single radiator, built-in triple wardrobes, double glazed window to the rear aspect and one at ceiling light point.

Bedroom Two

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

Store

Entered via a frosted glass panelled timber door, laminate flooring, low-level units with space for washing machine and tumble dryer, sink with drainer, window to the side aspect and one ceiling light point.

Garage

Concrete flooring and one ceiling light point.