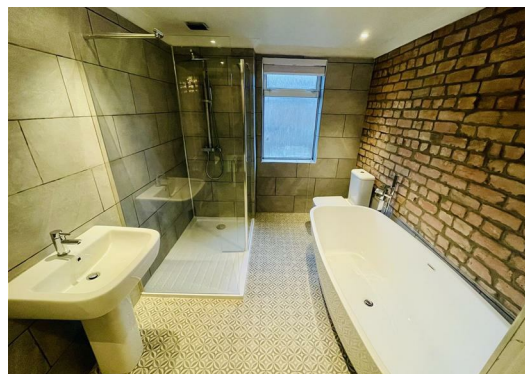




Wright Marshall  
Estate Agents

15 BOND STREET, WINNINGTON, NORTHWICH  
CW8 4DG

OFFERS OVER £195,000





Chain free modernised end terrace with a brand new kitchen and four piece family bathroom

## Description

Purchased by the current vendors and modernised throughout earlier this year, this modern chain free terraced house is the perfect opportunity for a first time home buyer or a downsizer looking to acquire a lock up and leave.

Located in the heart of Winnington this period property maintains many of its original features with the added advantage of a brand new modern kitchen and four piece family bathroom.

Ground floor accommodation comprises spacious hallway with original Minton tiled flooring, original coving and stairs to the first floor landing. The lounge has wooden flooring throughout with a lovely exposed brick fireplace, original coving and a large double glazed window to the front aspect.

The dining room through Kitchen also has wooden flooring, original coving and a double glazed window to the rear aspect.

The brand new kitchen has a range of integrated appliances including a Belfast sink, extractor hood, electric hob, gas oven, wine fridge and a fridge freezer, with the added advantage of a brand new washing machine plumbed into the utility area where the downstairs WC and cupboard housing the combi boiler are located.

For internal storage purposes there is a large understairs storage cupboard in the kitchen and a large built in cupboard located on the landing.

First floor accommodation comprises brand new modern four piece family bathroom including a large walk in shower and separate free standing bath with a beautiful exposed brick wall, tiled flooring, a large built in storage cupboard and a double glazed window to the rear aspect.

Bedroom one is a large double measuring 13 ft 7 by 9 ft 4 with wooden flooring and a large double glazed window to the rear aspect.

Bedroom two is also a sizeable double bedroom with loft access and the third bedroom is the ideal study/nursery, both of which also have wooden flooring and double glazed windows to the front aspect.

Externally, brand new decking has been installed at the top of the rear garden while maintaining the lawned area at the bottom of the garden providing bin storage and access to the side ginnel.

Winnington 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, 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 buyers are moving into the area.

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 Fidale Road only a short walk away from Winnington.

Greenbank train station (Chester-Manchester) and Hartford train station (London-Liverpool) are both only a 5 minute drive and Manchester airport is only a 30 minute drive away making Winnington extremely accessible for commuters.

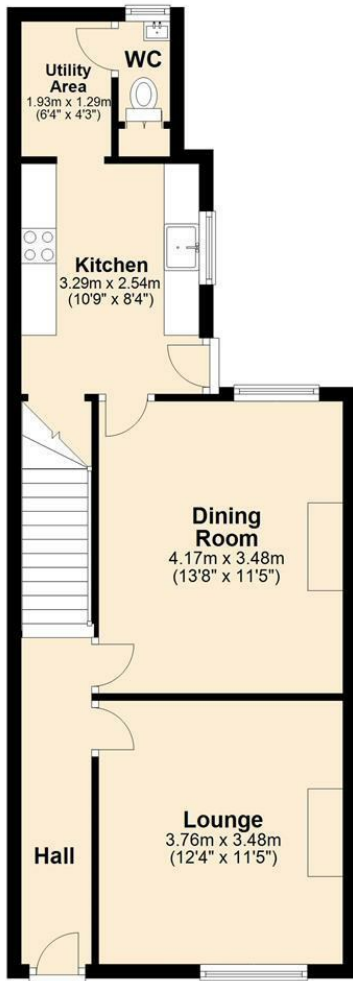






### Ground Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



### First Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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