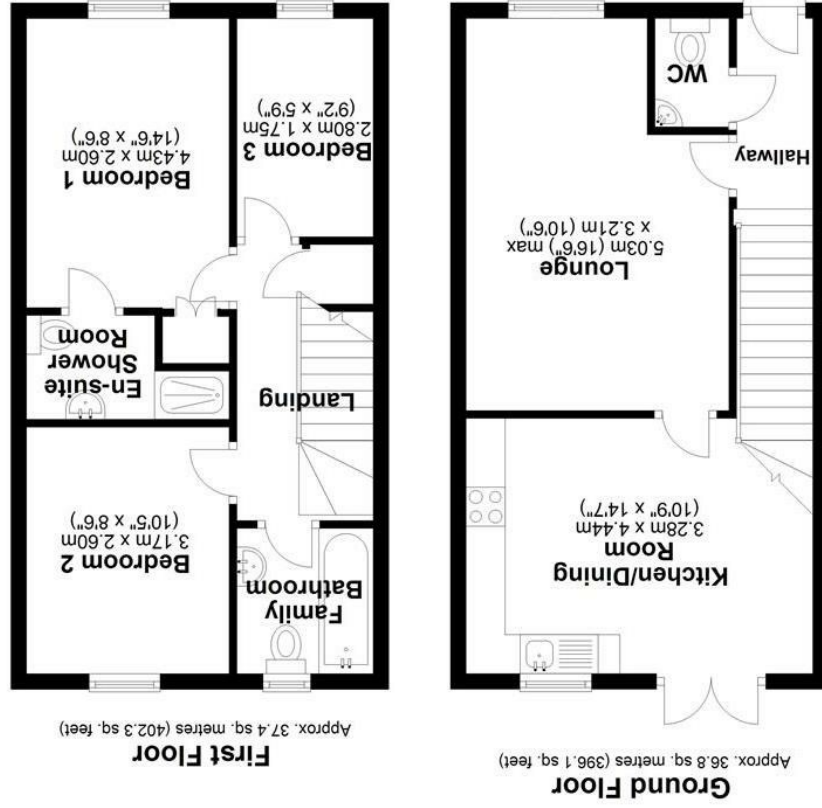


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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. 74.2 sq. metres (798.4 sq. feet)



OFFERS IN THE REGION OF £250,000



35 IMPERIAL AVENUE
 WINNINGTON VILLAGE
 NORTHWICH
 CW8 4GB

3 2 1 B
 COUNCIL TAX BAND: C



An immaculate freehold property located in highly sought after Winnington Village

Description

Purchased by the current vendors, off plan 7 years ago, this freehold property has been maintained throughout and is the perfect opportunity for first time buyers.

Built by Barratt Homes this property is positioned on a large plot with the added advantages of both a large driveway and side access to the rear garden, ideal for family and friends when visiting the property.

Ground floor accommodation comprises spacious hallway with downstairs WC and stairs to the first floor landing. The spacious lounge measures 16 ft by 10 ft creating a large reception room with a large double glazed window to the front aspect.

The modern kitchen/dining room has a large understairs storage cupboard and a range of low level and eye level units, one of which houses the combi boiler and a selection of integrated appliances including a slimline dishwasher, washer/dryer and fridge freezer.

The spacious rear garden is north facing however with a large double glazed window and French doors to the rear aspect the kitchen/dining room is not short of natural light.

First floor accommodation comprises a modern three piece family bathroom with a small frosted double glazed window to the rear aspect, two double bedrooms both with double glazed windows, built in storage cupboards including a single cupboard on the landing and a built in wardrobe in bedroom one. The third bedroom is a handy nursery/dressing room/office and bedroom one has the added advantaged of a modern en-suite shower room.

Externally the rear garden is astro turfed, ideal for the buyer who requires a low maintenance garden with plenty of storage space in the 8 ft by 8ft timber shed.

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 Fidle 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.