

***11 Imperial Avenue, Winnington, Northwich, Cheshire, CW8 4GB***  
***£240,000***

*This three bedroom semi detached property is situated in the popular Winnington Village development and is the ideal purchase for the young family. Constructed in 2016 by Barratt Homes the property allows easy access to the local schools, shops and other amenities close to hand as well excellent commuter routes and is warmed by gas central which is complemented by uPVC double glazed windows and doors. In brief the accommodation comprises entrance hall, lounge, kitchen diner with a full compliment of fitted appliances and cloakroom on the ground floor. To the first floor there is the primary bedroom with fitted wardrobes and ensuite facilities, two further bedroom and a well appointed family bathroom. Externally the property is approached via a driveway to provide off road parking whilst to the rear is an enclosed garden with a patio, lawn and side access gate.*

*The property is located in the village of Winnington which is within close proximity to Northwich town centre where a large variety of shopping facilities can be found to include Boots, WH Smith and Waitrose.. Winnington is also ideal for the commuter being within easy access of the A556 and the A49 which in turn links to the major motorway networks of the M6 and M56 making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible.*

*For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.*

## **Accommodation**

**Entrance Hall:** 9'7" x 3'5"

*With tiled flooring and stairs to the first floor and radiator*

**Lounge:** 16'3" x 11'10" (maximum measurements)

*uPVC double glazed window to the front elevation, radiator.*

**Kitchen Diner:** 15'0" x 10'5"

*uPVC double glazed window to the rear elevation, uPVC double glazed French doors to the rear elevation.*

*Fitted with a range of wall and base units with work surfaces over incorporating four ring gas hob with electric oven below, integrated fridge, integrated freezer, integrated dishwasher, plumbing for washing machine, sink with mixer tap. Understairs storage cupboard and radiator.*

**Cloakroom:** 5'3" x 3'2"

*Fitted with low level WC, pedestal wash hand basin and radiator*

### **First Floor**

**Landing:** 12'0" x 6'5" (maximum measurements) *uPVC double glazed window to the side elevation, airing cupboard and loft access hatch.*

**Bedroom One:** 12'1" x 8'10"

*uPVC double glazed window to the front elevation, two fitted wardrobes, radiator.*

**En-suite:** 8'10" x 4'6"

*Walk in shower cubicle, low level WC, pedestal wash hand basin and radiator.*

**Bedroom Two:** 8'9" x 6'5"

*uPVC double glazed window to the rear elevation, radiator.*

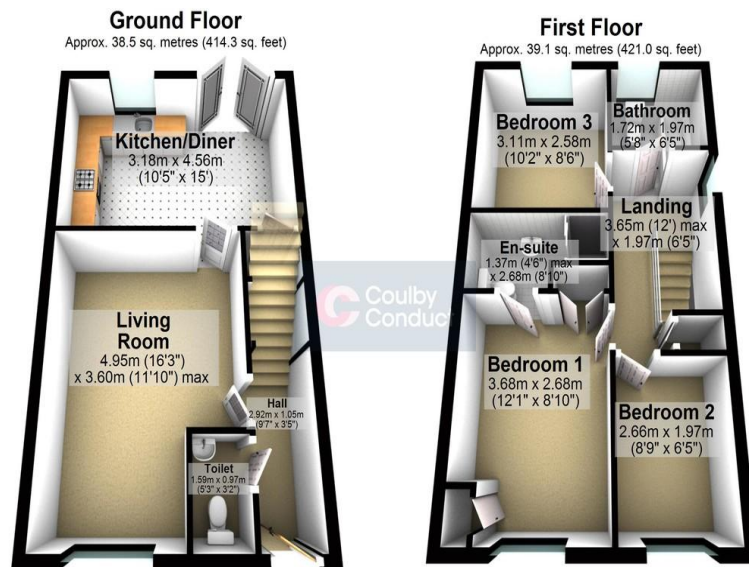
**Bedroom Three:** 10'2" x 8'6"

*uPVC double glazed window to the front elevation, radiator.*

**Family Bathroom:** 6'5" x 5'8"

*uPVC opaque double glazed window to the rear elevation.*

*Comprising panelled bath, low level WC and pedestal wash hand basin.*



Total area: approx. 77.6 sq. metres (835.3 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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