

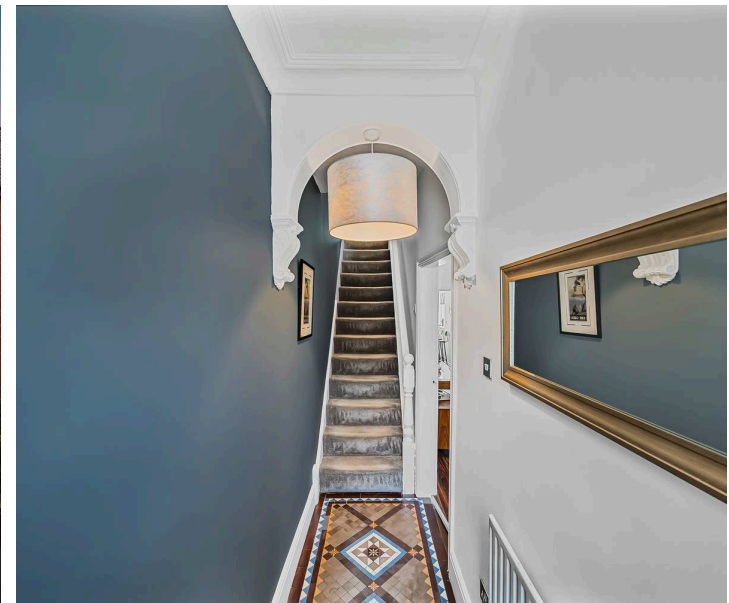


14 Winnington Lane

Northwich, Northwich

- Beautiful Edwardian Semi
- Perfect Blend of Period Features & Modern Fixtures & Fittings
- Two Reception Rooms
- Large Kitchen Breakfast Room & Snug
- Three Double Bedrooms
- Modern Bathroom
- Mature Rear Garden
- Double Garage

Offering the perfect blend of period features, coupled with luxury, modern fixtures and fittings, this Edwardian home exudes charm and character and enjoys the rear features of a good size rear garden and double garage. Offered in excellent decorative condition and with PVCu double glazing and gas central heating, comprises: Entrance hall with Minton tiled floor, connecting lounge and dining room, large kitchen breakfast room and snug, first floor landing, three excellent size double bedrooms and a modern bathroom. Outside there is a small ornamental front garden, a mature back garden and there is a double garage approached via a private access lane. Viewing is highly recommended. NO ONWARD CHAIN



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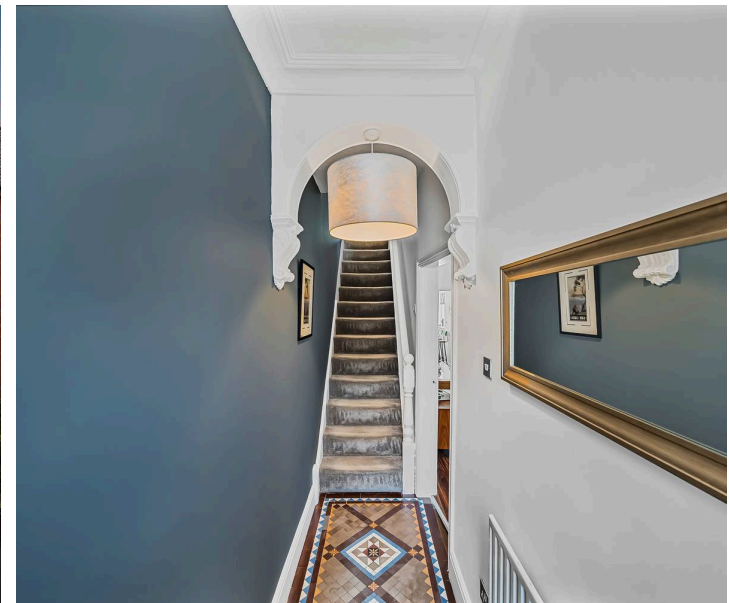
Local amenities are well catered for and include Winnington Convenience Store and the BP petrol station, which provide all the necessary day to day essentials and there is a new local centre with more facilities on the Winnington Urban Village. Winnington Park Community Primary School serves the area and there are two local high schools located in Hartford and Weaverham, these schools are rated 'good' in the current Ofsted reports. Two railway stations serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank and Northwich stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles.

Council Tax band: C

Tenure: Freehold

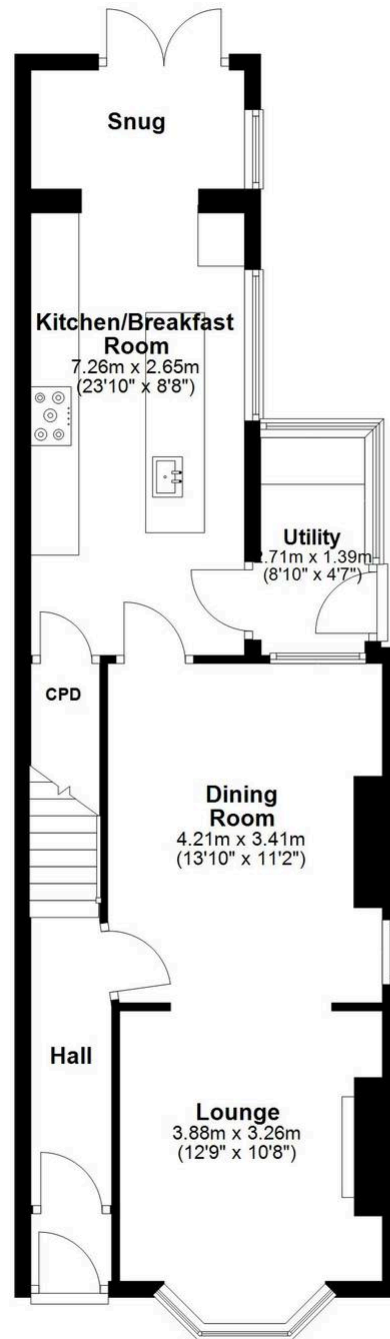
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



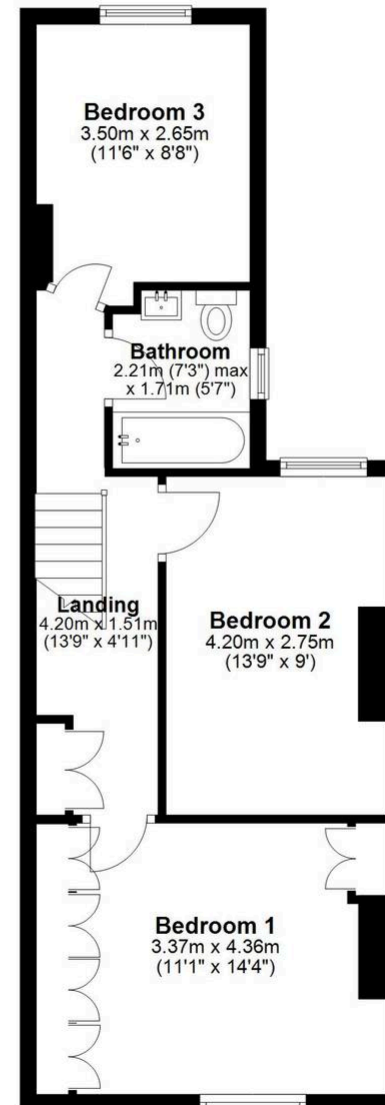
Ground Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 105.8 sq. metres (1138.6 sq. feet)



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA. Reg number 07682683. Director Andrew P Williams