



# 41 Hollybank Close

Winnington, Northwich

- A Delightful, Semi-Detached Family Home, Set On A Popular Development, Convenient For The Town Centre
- Ground Floor: Entrance Hall, Cloakroom/WC, Lounge, Kitchen Dining Room & Conservatory
- First Floor: Landing, Three Bedrooms & Modern Bathroom
- Outside: Front & Rear Gardens, Rear Driveway With Parking For Two Cars

This delightful three bedroom semi-detached family home is set on a popular development, ideally positioned for convenient access to the town centre and local amenities.

The property is beautifully presented throughout, showcasing a harmonious blend of modern fixtures and fittings with a practical layout designed for contemporary living.

Upon entering, the welcoming hallway leads to a stylish cloakroom/WC, a generously proportioned lounge perfect for relaxing or entertaining, and a superb kitchen dining room that has been thoughtfully upgraded to offer sleek cabinetry, integrated appliances and ample space for dining.

The kitchen flows seamlessly into a bright conservatory, creating a versatile additional living area that can be enjoyed year-round.

Upstairs, the landing provides access to three well-proportioned bedrooms, each offering comfortable accommodation, complemented by a modern family bathroom finished to an excellent standard with quality fittings and contemporary tiling.

Practical amenities include gas central heating, double glazing throughout and ample storage solutions, ensuring the home is both comfortable and energy efficient.

The property also benefits from a rear driveway offering parking for two cars (one on each side) and a rear garden.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

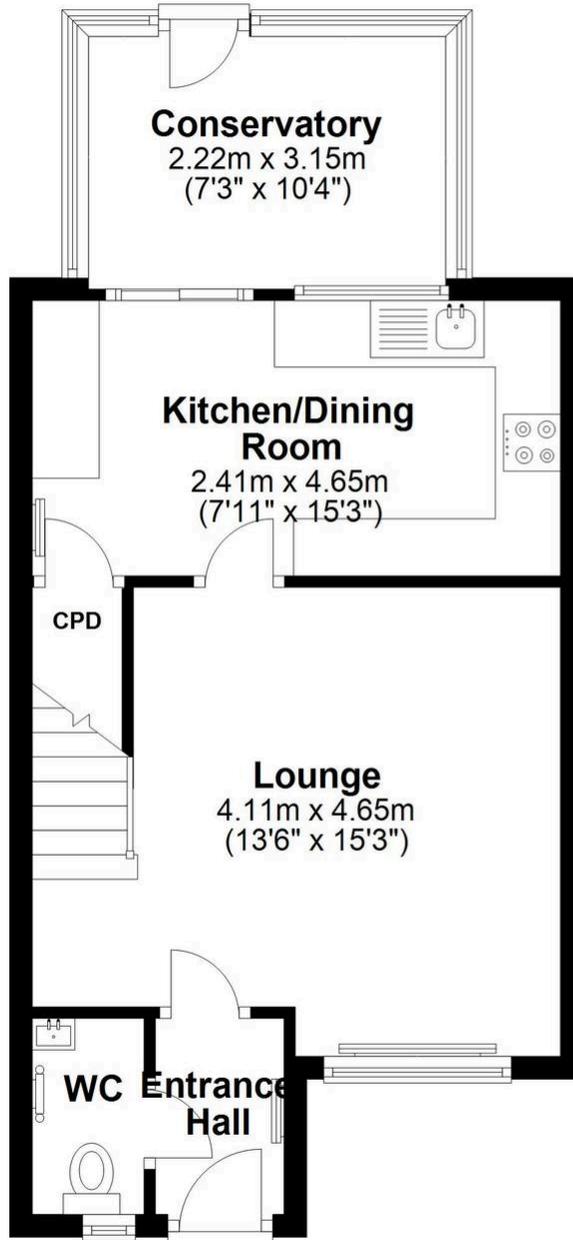
EPC Environmental Impact Rating: C

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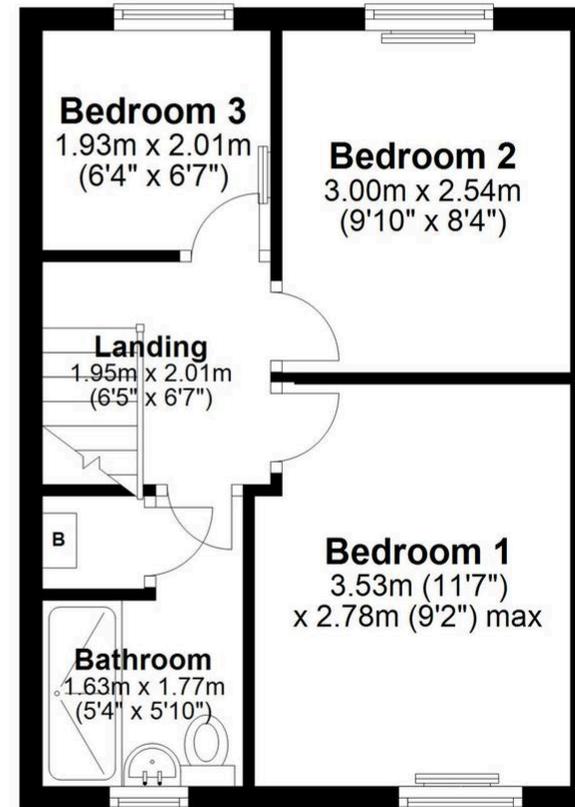
## Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 71.9 sq. metres (774.3 sq. feet)



## Williams Estates

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