



35 WESTERN WAY

Winnington, Northwich, Cheshire, CW8 4YJ

Offers in Excess of £250,000



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THREE DOUBLE BEDROOM MEWS with FANTASTIC MASTER BEDROOM with EN-SUITE and DRESSING ROOM! ALLOCATED PARKING SPACE and REAR GARDEN WHICH IS NOT OVERLOOKED. A rare opportunity to purchase this design of property in an excellent location.

- Three double bedroom Mews Style property
- Huge Master Bedroom with En-Suite and Dressing Room
- Gas central heating
- uPVC double glazing
- Rear garden not overlooked
- Allocated parking
- Excellent location for commuting

ACCOMMODATION

GROUND FLOOR

HALL

Entered though the front door this is a welcoming space with doors leading off to the cloakroom/WC, kitchen, living/dining room and the staircase rises to the first floor accommodation.

CLOAKROOM/WC

Entered off the hall and fitted with a two piece suite comprising low level WC and pedestal wash hand basin. Very attractive half height large format wall tiles and obscure double glazed uPVC window to the front elevation.

LIVING ROOM/DINING ROOM 14' 8" x 13' 7" (4.47m x 4.14m)

Entered from the hall this is a good size room with plenty of natural light from the uPVC double glazed window and uPVC double glazed French Doors opening to the rear garden. Space for a large dining table and has a very useful under stairs storage cupboard.

KITCHEN 8' 10" x 7' 8" (2.69m x 2.34m)

Entered from the hall this is a fully fitted cream gloss kitchen comprising of a good range of wall, base and drawer units with butchers block style work surfaces and one and half bowl stainless steel sink with mixer tap. Integrated appliances include a gas hob with extractor hood over and oven below. Spaces for fridge/freezer and washing machine. Natural light enters the room via the half glazed external door and window to the rear garden.





FIRST FLOOR

LANDING

Doors opening to all bedrooms and main bathroom. A hatch in the ceiling provides access to the roof space.

MASTER BEDROOM 14' 4" x 11' 0" (4.37m x 3.35m)

Huge double bedroom with uPVC double glazed window to the front elevation and door through to the en-suite bathroom.

MASTER EN-SUITE 6' 11" x 6' 11" (2.11m x 2.11m)

Fully tiled en-suite fitted with a walk in shower, low level WC, pedestal wash hand basin and a uPVC double obscure glazed window looks to the rear elevation.

MASTER DRESSING ROOM 7' 4" x 7' 0" (2.23m x 2.13m)

Entered off the master en-suite this is a great addition to the master suite with uPVC double glazed window to the front elevation.

BEDROOM TWO 14' 4" x 10' 0" (4.37m x 3.05m)

Excellent size double bedroom with uPVC double glazed window to the rear elevation.

BEDROOM THREE 10' 3" x 8' 4" (3.12m x 2.54m)

Double bedroom with uPVC double glazed window to the rear elevation.

MAIN BATHROOM 7' 9" x 5' 1" (2.36m x 1.55m)

Beautifully tiled spacious bathroom fitted with a three piece suite comprising; panelled bath with shower over, low level WC and pedestal wash hand basin. Natural light enters via the uPVC double obscure glazed window to the rear elevation.

EXTERNALLY

To the front

Front door with feature engineering brick surround.

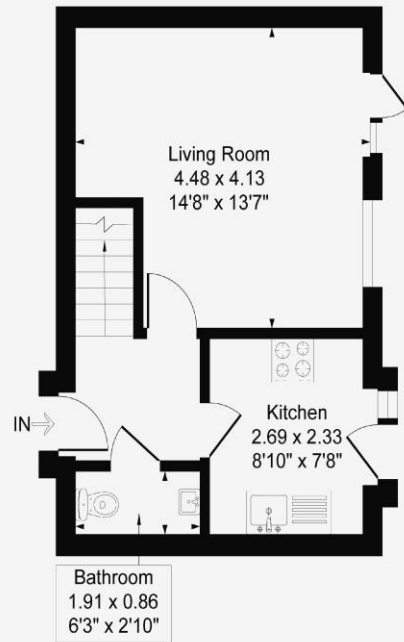
To the rear

A really good size, well fenced rear garden with Indian Stone paved patio area adjacent to the house with lawn beyond. There is a gate in the rear fence which provides easy access to the allocated rear parking space.

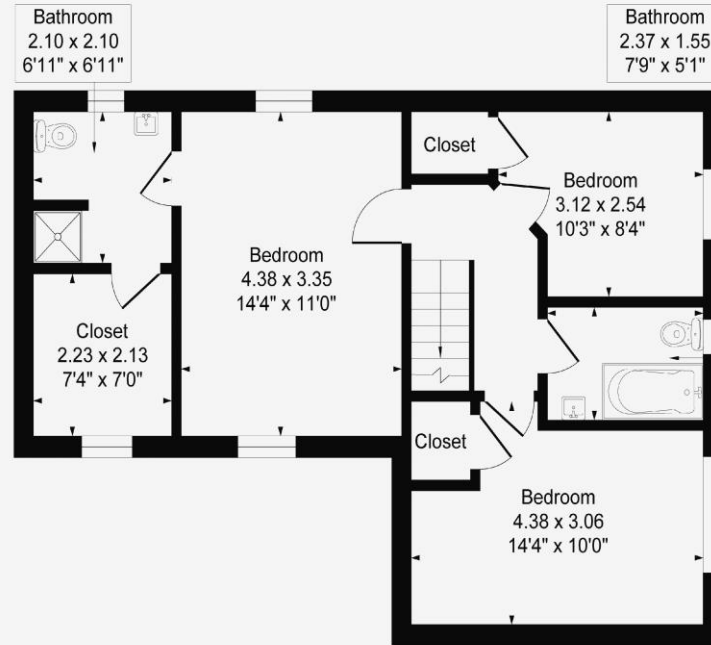
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Ground Floor
334 sq.ft. (30.9 sq.m.) approx



First Floor
613 sq.ft. (56.9 sq.m.) approx



Total Floor Area : 947 sq.ft. (87.9 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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