

34 WESTERN WAY

Northwich, Winnington, Cheshire, CW8 4YL Offers in Excess of £249,000



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THREE DOUBLE BEDROOM TOWN HOUSE with TWO ALLOCATED PARKING SPACES all superbly presented and MOVE IN READY! SUPERB MASTER BEDROOM with EN-SUITE and positioned in a great location for commuting and local amenities.

ACCOMMODATION

GROUND FLOOR

HALL

Entered though the quality composite front door this is a welcoming space with doors leading off to the cloakroom/WC, kitchen and living/dining room. Attractive tiled flooring 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.

LIVING ROOM/DINING ROOM 15' 0" x 14' 6" (4.57m x 4.42m)

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

KITCHEN 10' 8" x 8' 3" (3.25m x 2.51m)

Entered from the hall this is a fully fitted white gloss kitchen comprising of an excellent range of wall, base and drawer units with contrasting work surfaces. Integrated appliances include a gas hob with extractor hood over, oven, fridge/freezer, dishwasher and washing machine. A stainless steel sink with mixer tap is fitted below the uPVC double glazed window to the front elevation and the work surface has task lighting fitted beneath the wall units.

FIRST FLOOR

LANDING

Doors opening to bedrooms two and three, family bathroom and an airing cupboard. A further door opens to access the staircase to the master bedroom suite which has a uPVC double glazed window to the rear elevation.

BEDROOM TWO 13' 4" x 9' 0" (4.06m x 2.74m)

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













BEDROOM THREE 12' 4" x 8' 7" (3.76m x 2.61m)

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

MAIN BATHROOM 8' 5" x 6' 2" (2.56m x 1.88m)

Spacious bathroom fitted with a four piece suite comprising; panelled bath, low level WC, pedestal wash hand basin and separate shower cubicle. Natural light enters via the uPVC double obscure glazed window to the front elevation.

SECOND FLOOR

MASTER BEDROOM 19' 0" x 15' 6" (5.79m x 4.72m)

Superb master bedroom full of natural light from the uPVC double glazed window to the front elevation and the two roof windows on the rear elevation. A door leads off to the en-suite bathroom.

MASTER EN-SUITE 9' 8" x 3' 8" (2.94m x 1.12m)

Lovely en-suite fitted with wide walk in shower, low level WC, pedestal wash hand basin and ladder style towel radiator. A uPVC double obscure glazed window looks to the front elevation.

EXTERNALLY

To the front

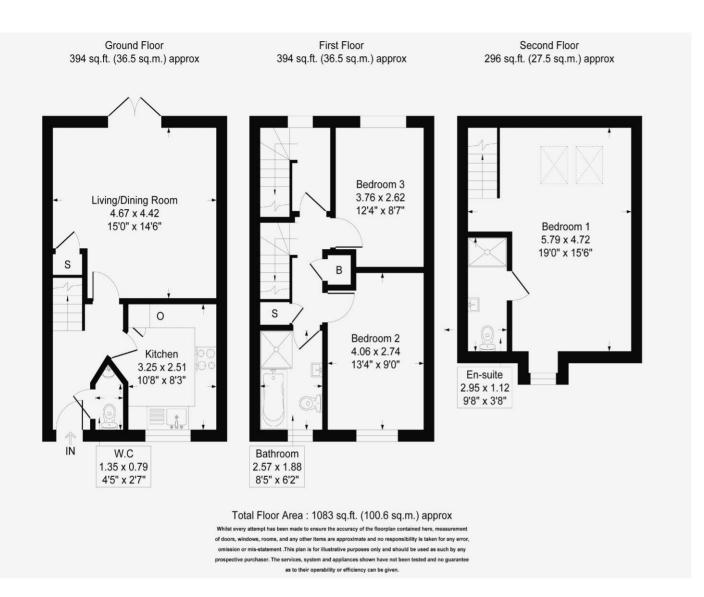
Compact front garden behind boundary hedging and a paved footpath leads to the front door

To the rear

A well fenced rear garden with paved patio area and path to the side of low maintenance gravelled area leading to a gate in the rear fence which provides easy access to the allocated rear parking space.

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These details are intended as a guide only, potential purchasers should satisfy themselves by personal inspection. Fittings, equipment, services or apparatus of any description have not been tested so we cannot verify that they are either functional or fit for purpose. Measurements used in the property details may be approximate, if intending purchasers need accurate measurements they should take such measurements themselves.







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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this Firms employment has the authority to make or give any representation or warranty in respect of the property.

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