



## 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**

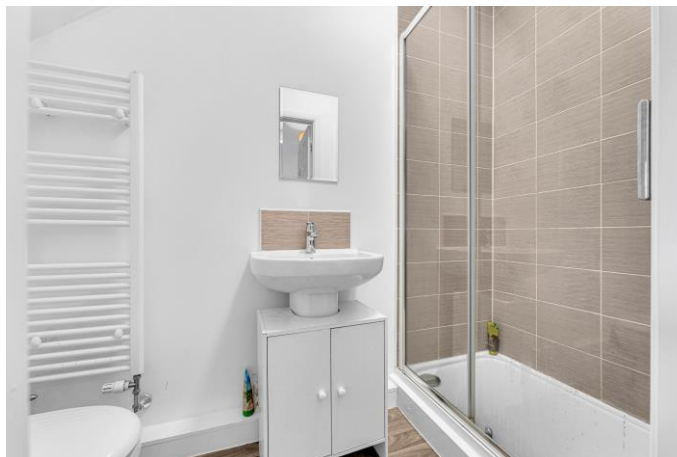
Compact front garden behind boundary hedging and a paved footpath leads to the front door

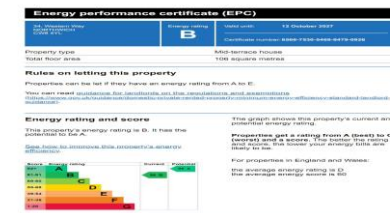
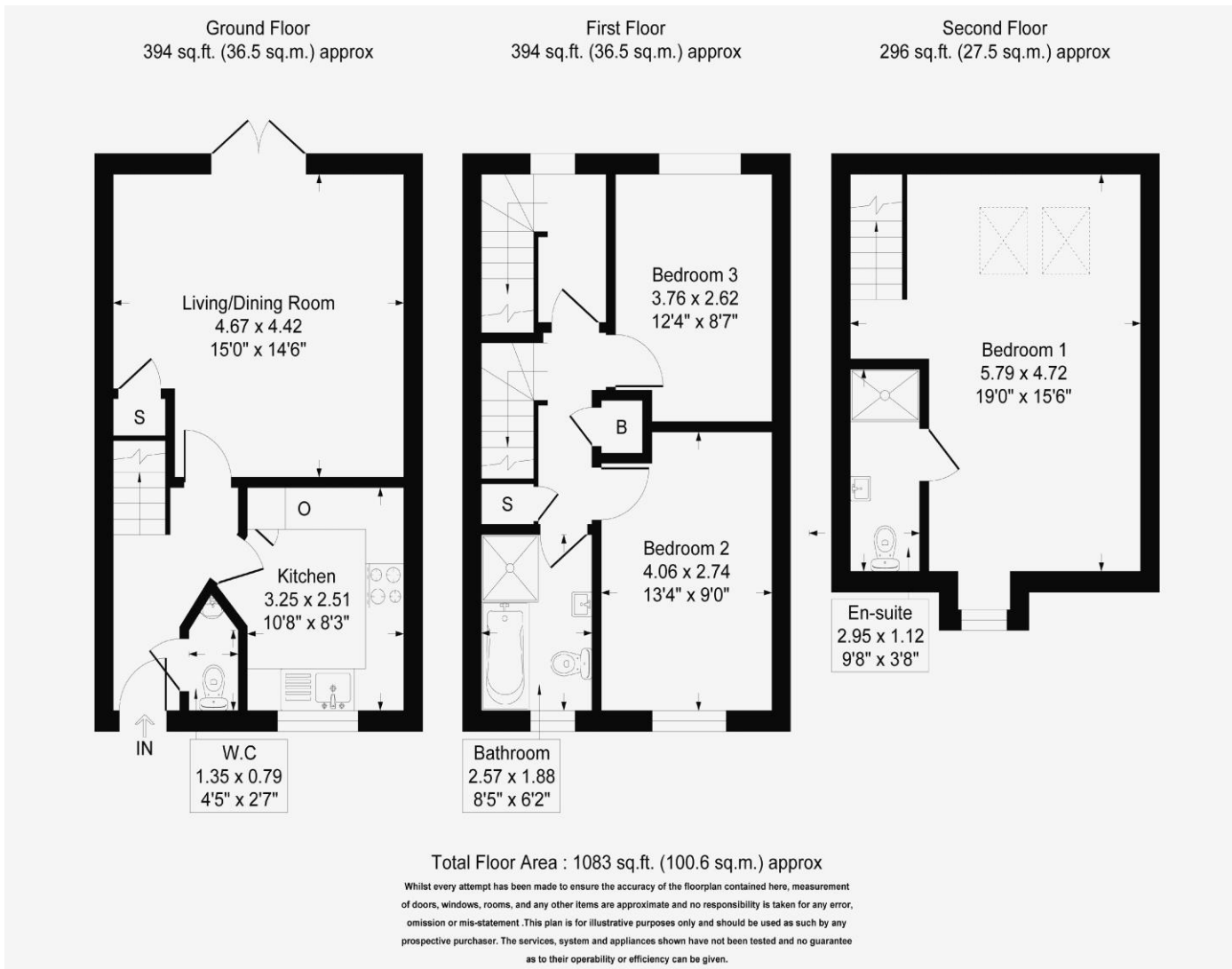
**To the rear**

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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