



6 MYERSCOUGH STREET,
WINNINGTON,

£375,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented DETACHED FAMILY HOME located on the ever popular WINNINGTON VILLAGE development. Constructed by Barratt Homes the accommodation includes: Hallway, Lounge, fabulous open plan kitchen / diner, utility room and WC to the ground floor and FOUR BEDROOMS, bathroom & ensuite to the first floor. Externally there is an ENCLOSED REAR GARDEN, OFF ROAD PARKING & INTEGRATED GARAGE.

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Hallway

Accessed via double glazed front entrance door. Stairs to first floor.
Radiator.



WC

Low level WC and wash hand basin. Double glazed window to the side elevation.

Lounge

Double glazed bay window to the front elevation. Understairs storage cupboard. Door to Kitchen Diner.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink mixer tap. Integrated Dishwasher and Fridge Freezer. Inset high level oven. Inset hob with extractor fan above. Double glazed window to the rear elevation. Double glazed pod with French Doors to the rear elevation. Door to Utility Room.



Landing

Door to all bedrooms and bathroom. Cupboard housing hot water tank. Storage cupboard. Loft access.



Utility Room

Wall and Base unit with Worksurfaces above. Space for Washing Machine & Tumble Dryer. Radiator. Door to WC. Double glazed access door to the rear elevation.

Master Bedroom

Double glazed window to the front elevation. Radiator. Door to Ensuite.

6 MYERSCOUGH STREET, WINNINGTON, NORTHWICH, CW8 4GH



Bedroom Four

Double glazed window to the rear elevation. Radiator.



Ensuite

Low level WC, wash hand basin and shower cubicle. Tiled walls and Floor. Heated Towel Rail.



Bathroom

Low level WC, wash hand basin and panelled bath. Part tiled walls. Radiator. Double glazed window to the rear elevation.



Bedroom Two

Double glazed window to the rear elevation. Radiator.



Externally - Front

Off road parking.



Externally - Rear

Paved patio leading to lawned garden. Raised planting borders.



Garage

Up and over door. Power & Light.

Extra Information

Tenure: Freehold (upon completion)

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 Per Year (Approx)

Service Charge Review Period: TBC

Council Tax Band: E

Bedroom Three

Double glazed window to the rear elevation. Radiator.



TEL: 01606 663939



6, Myerscough Street,
Winnington

DETAILS
Total area: 1306.61 sq ft
Living area: 1162.68 sq ft
Floors: 2
Rooms: 16

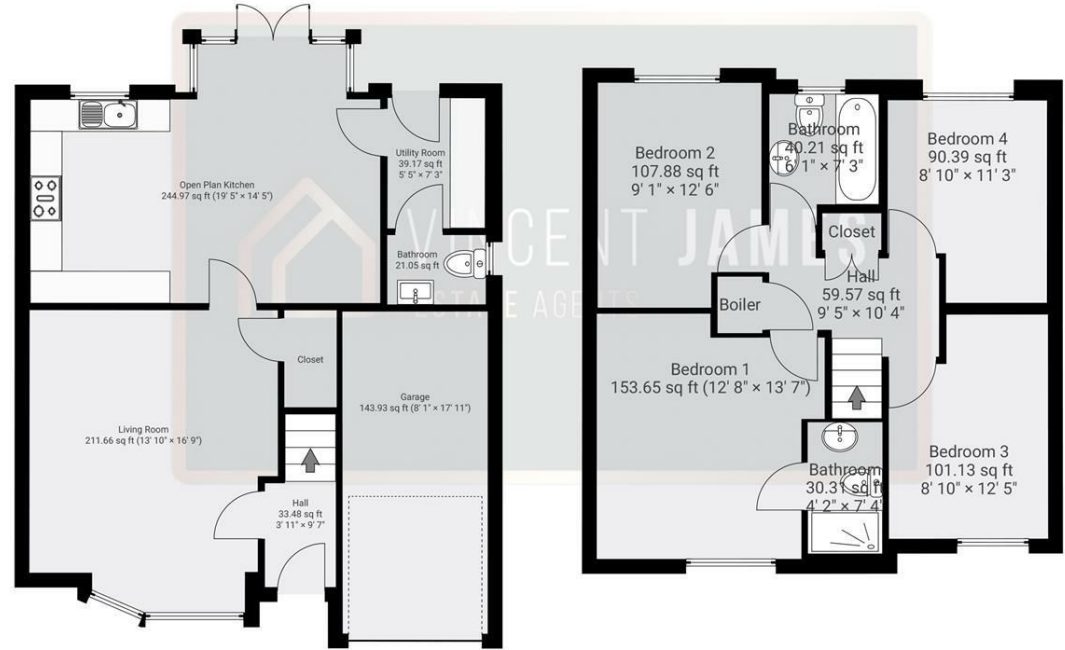
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▼ Ground Floor

TOTAL AREA: 709.51 sq ft • LIVING AREA: 565.58 sq ft • ROOMS: 7

▼ 1st Floor

TOTAL AREA: 597.09 sq ft • LIVING AREA: 597.09 sq ft • ROOMS: 9



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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