



## 2 Armitage Way, Winnington Village, Northwich, CW8 4QN



As one of the larger homes on the development, this extended detached family home offering five bedrooms is perfect for the larger family and located on the popular Winnington Village Development and spans over 1700 square feet. The property also offers the added benefit of an Orangery with bi fold doors and a multi fuel stove to the ground floor. The accommodation of this spacious property also includes: Hallway, WC, Lounge/diner, Kitchen and utility to the ground floor.

With four bedrooms to the first floor, one with fully fitted wardrobes and en-suite there is also a family bathroom with a shower, plenty of space for each family member to unwind and find their own sanctuary. The master suite occupies the top floor, complete with an en-suite bathroom.

The property had a new Worcester Bosch boiler and hot water tank installed in April 2023.

Local Information Winnington Village offers a host of nearby amenities that cater to your convenience. You can also enjoy a leisurely stroll to Weaver Vale Garden Centre with its delightful coffee shop. Winnington Village sits on the outskirts of the old market town of Northwich, located in the heart of the Cheshire Plain. Northwich provides an ideal commuter base being near to the A49, A556, M6 and just ten minutes from junction ten onto the M56 to Chester, North Wales and also Manchester. There are some excellent schools locally and nearby leisure facilities including Moss farm sports complex.

Offers over £400,000



### **Entrance Hall:**

**WC: 2.59m (8' 6") x 1.37m (4' 6")**

Low Level WC with a hand wash basin. Part tiled walls and tiled flooring. Heated towel style radiator and a double glazed obscured window to the side aspect.

**Lounge: 4.78m (15' 8") x 3.40m (11' 2")**

Double glazed window to the front aspect and to the rear aspect. Opening through to the dining room. Newly fitted Laminate flooring in 2023.

**Dining Area: 2.77m (9' 1") x 2.74m (9' 0")**

Double glazed window to the rear aspect and door through to the Kitchen.

**Breakfast Kitchen: 4.42m (14' 6") x 3.15m (10' 4")**

Fitted kitchen with a breakfast bar area, wall and base units and work surfaces Inset sink with mixer tap. Gas hob with four rings and a extractor fan hood above. Inset eye level microwave and oven, integrated dishwasher.

Double glazed window to the rear aspect and double glazed French style doors through to the Orangery.

**Utility Area: 2.79m (9' 2") x 1.68m (5' 6")**

New Worcester Bosch boiler, installed in April 2023 and New hot water tank installed in April 2023. Space for washing machine and Fridge Freezer.

**Orangery: 5.21m (17' 1") x 3.73m (12' 3")**

A fabulous sized room ideal for entertaining/ TV cinema room or play room with Bi-fold doors opening through to the garden. Tiled flooring,

Multi stove fuel burner fitted in 2021.

### **First Floor Landing:**

Doors through to the bedrooms and bathroom, Stairs leading to the second floor Master suite.

**Bedroom Two: 3.76m (12' 4") x 3.38m (11' 1")**

Double glazed window to the front aspect. Built in furniture.

**En-suite Shower room:**

Low Level WC, shower cubical, hand wash basin. Double glazed obscured window to the side aspect.

**Bedroom Three: 2.84m (9' 4") x 2.82m (9' 3")**

Double glazed window to the front aspect. Fitted wardrobes.

**Bedroom Four: 2.82m (9' 3") x 2.36m (7' 9")**

Fitted wardrobes, radiator, double glazed window.

**Bedroom Five: 2.82m (9' 3") x 2.59m (8' 6")**

Double glazed window to the rear aspect.

**Family Bathroom:****Second Floor:**

Stairs to the conversion for the Master suite.

**Master Suite: 4.52m (14' 10") x 4.34m (14' 3")**

Great sized room with sky lights and juliet balcony with double glazed doors to the rear aspect.

**Master En-suite:**

Good sized room with a shower cubical, WC and hand wash basin. Obscured window to the rear aspect.

**Detached Garage: 5.38m (17' 8") x 2.77m (9' 1")**

Driveway to the front aspect with an up and over door. Power and light.

**Rear garden:**

Enclosed with side access, artificial grass with a paved patio area to include a seating area.









### Energy Performance Certificate

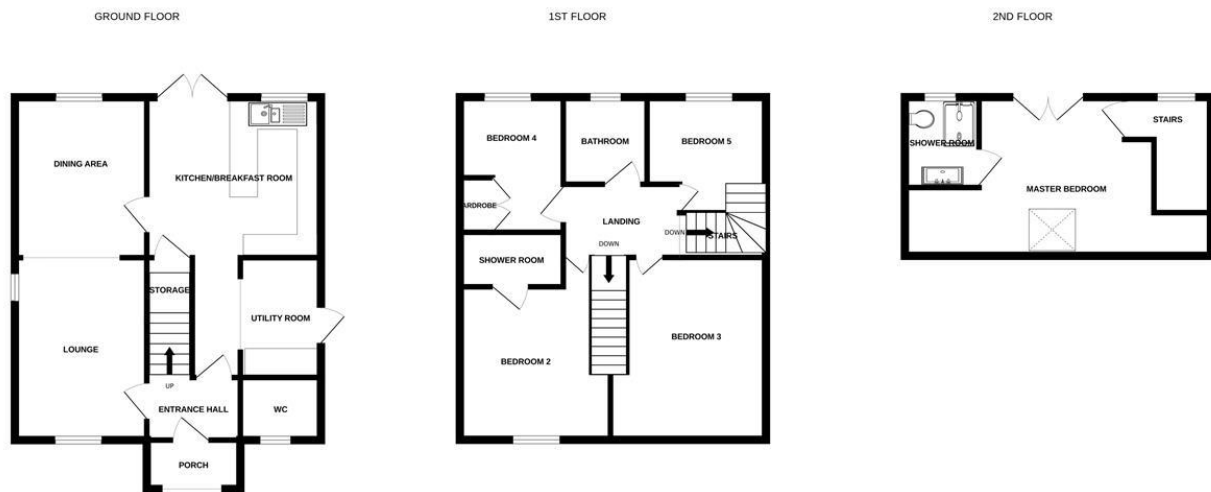
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



- EXTENDED DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO EN-SUITES
- HALLWAY & WC
- LOUNGE/DINING AREA
- KITCHEN AND UTILITY AREA
- ORANGERY WITH BI FOLD DOORD
- DETACHED SINGLE GARAGE
- DRIVEWAY FOR UPTO THREE CARS
- FREEHOLD

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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