



Alderley Road | Winnington | CW8 4BS

EDWARD
mellor



Features

- A three bed semi detached house
- Excellent off road parking for 2 cars
- Secluded south facing garden and garage store
- Gas central heating
- In a much favoured location

This semi-detached property offers an excellent opportunity for buyers looking to create their ideal home. In need of some updating, the asking price reflects the potential for improvement and personalisation. The

accommodation with gas central heating includes an entrance hall, a spacious lounge diner ideal for family living and a kitchen with scope for redesign. Upstairs there are three well-proportioned bedrooms and a family

bathroom. Outside, the property benefits from off-road parking for two vehicles and a generous mature rear garden with several fruit trees and excellent garage store.



Alderley Road is a long established area and this property enjoys a great position near to Moss Farm sports complex. Around a mile away is the town centre with many shops and stores, bars/restaurants, multiplex cinema, Waitrose supermarket against a picturesque marina and memorial court with swimming pool and gym. In Winnington there is a convenience store, medical centre and primary school. For commuting there are several major commercial centres which can be reached daily via the motorway network e.g. Manchester, Liverpool, Chester and Warrington. In contrast there are lovely local landmarks in the area such as Verdin Park, Marbury Country Park and Anderton Nature Reserve.

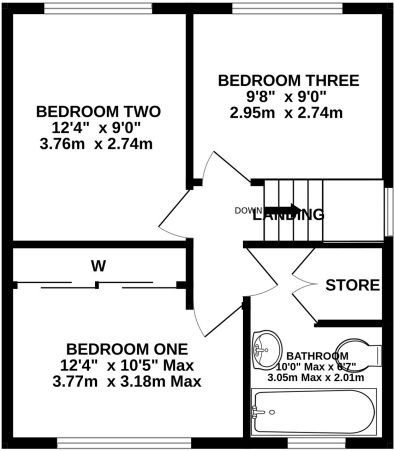
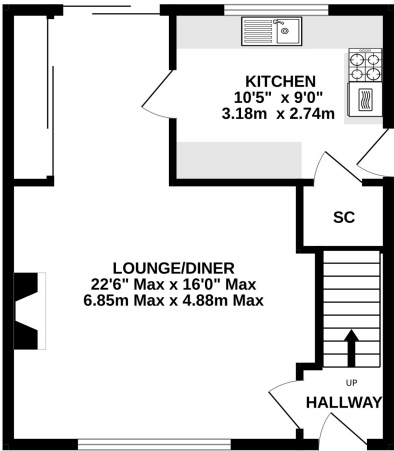
SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS** Cheshire West and Chester Tax Band B - Energy Efficiency Rating C

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR

1ST FLOOR

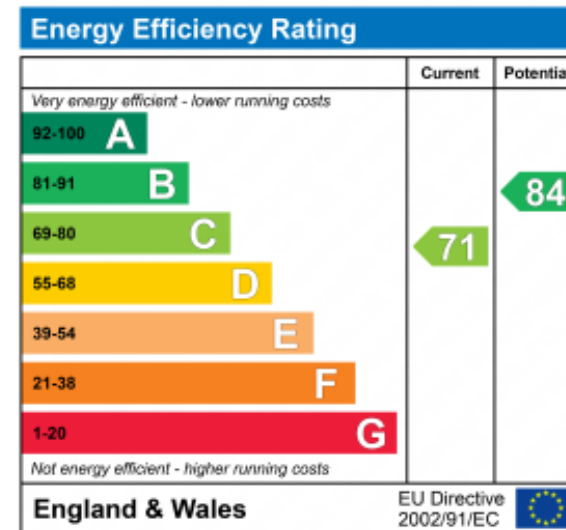


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Information

- Council Tax Band: B
- Tenure: Freehold

EPC Rating



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