



## Key Features

- **End Mews Property**
- **David Wilson Home**
- **Three Storey**
- **En-Suite**
- **Guest WC**
- **Three Bedrooms**
- **Gas Central Heating**
- **Private Parking Space**
- **UPVC Double Glazed**



**ATTRACTIVE END MEWS - DAVID WILSON HOME - NUGENT DESIGN- THREE STOREY LIVING - PRIVATE PARKING - SUPERB MASTER SUITE - PERFECT STARTER HOME - VERY WELL PRESENTED - VIEWINGS HIGHLY RECOMMENDED.....** Royal Fox are pleased to offer to the open market this end mews property of modern design that provides ideal young family accommodation. Situated within a highly regarded and popular residential development No.42 benefits from gas fired central heating and UPVC double glazed windows.

**ACCOMMODATION** - comprising briefly: reception hallway, guest WC, lounge/DINER with access to the rear garden, modern fitted kitchen with BUILT IN APPLIANCES, two first floor bedrooms with family shower room/ bathroom/WC and to the second floor is the master bedroom suite with en-suite and fitted robes.

**OUTSIDE** - The property enjoys a private parking space, small front garden area and a private enclosed rear garden.

**LOCATION** - Situated in the ever popular Winnington Village development, a wide range of local amenities can be found on the property's doorstep, including Co-op store, Takeaway's, Bars, Hairdressers & Nursery to name but a few. Northwich Town Centre is just two miles away or a ten minute car journey with its large range of shops & services including many national supermarket chains & multi screen Odeon Cinema. Good access is afforded to the A49 and the A556 with onward links to the local motorway network.



**42 Western Way**  
**Winnington Village Northwich**

**Guide Price**

**£250,000**



## Property Information

Approx. Sq ft 1087 (101.1 Sq m)

Leasehold - Term 155 years from 01/01/2013

Ground Rent - £155.00 per annum

Council band - D

EPC Rating - B

Services - Mains - Gas - Electric - Water (Meter) Sewer  
Parking - Parking Space

## Accommodation

### Entrance Hall

**Guest WC** 5' 10" x 2' 9" (1.79m x 0.83m)

**Lounge/Diner** 15' 6" x 14' 9" (4.73m x 4.49m)

**Kitchen** 10' 10" x 8' 5" (3.30m x 2.57m)

### First Floor Landing

**Bedroom Two** 13' 4" x 9' 1" (4.06m x 2.76m)

**Bedroom Three** 12' 3" x 8' 8" (3.73m x 2.65m)

**Family Bathroom/WC** 8' 6" x 6' 2" (2.59m x 1.87m)

### Second Floor

**Bedroom One** 19' 2" x 11' 3" (5.83m x 3.43m)

**En-Suite** 8' 2" x 3' 11" (2.49m x 1.20m)

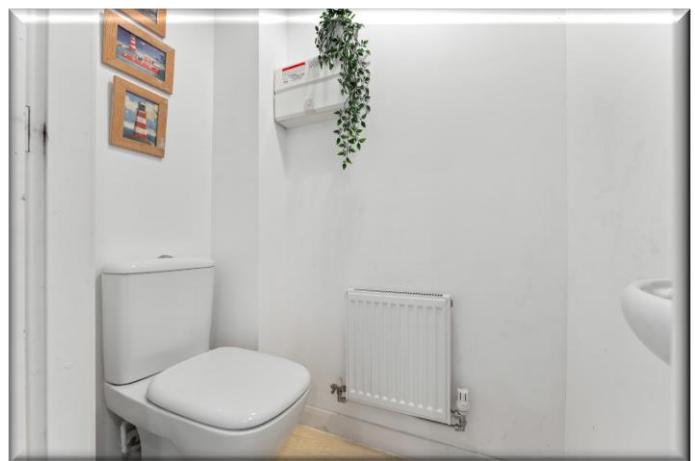
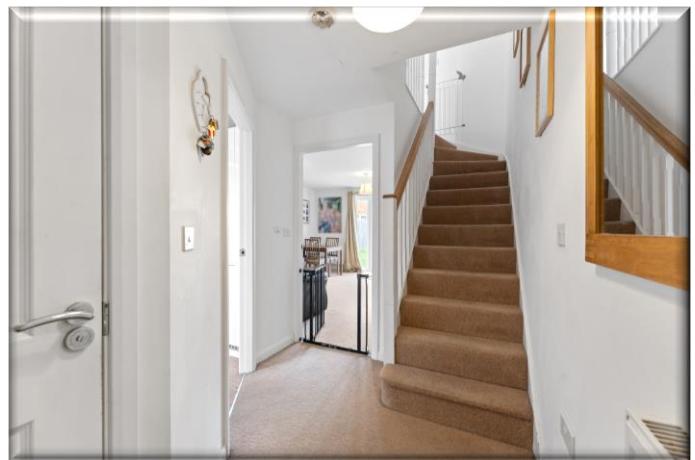
## Cost to Purchase Freehold

*The Freehold on this property can be purchased for approximately £11,000 including costs (at June 2025)*





***"Put your property  
in our hands..."***

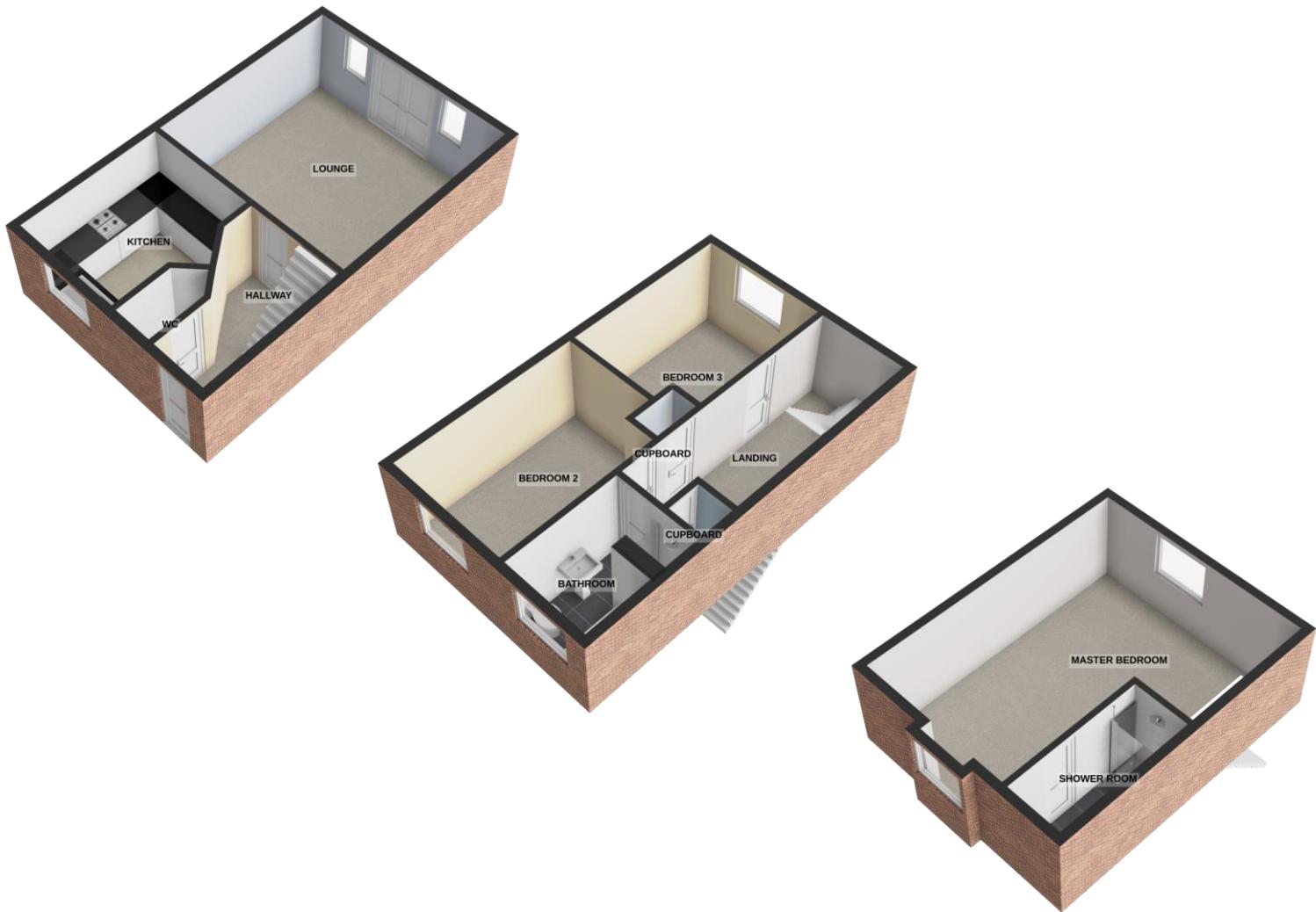
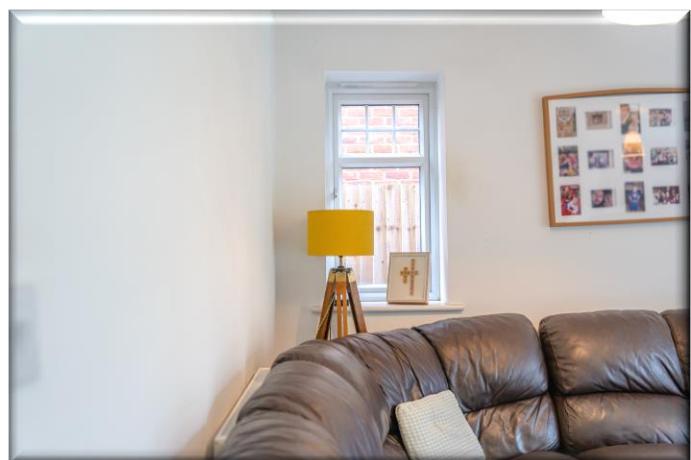
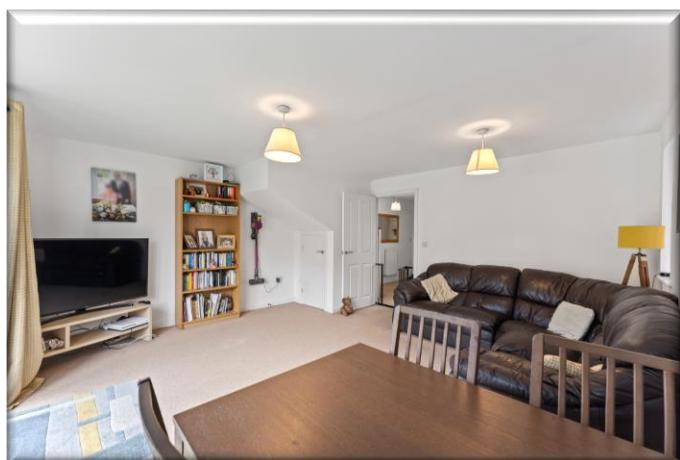


***"Ultimate Estate  
Agency....From The Fox"***

**Viewings : Northwich Office  
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## Directions

From Northwich leave along Winnington Lane passing Moss Road on your right at the traffic lights. Proceed down the hill to the next set of lights turning left onto Winnington Lane. Turn right onto Western Way and number 42 is located on the right hand side, identified by our distinctive For Sale Board.

***"Call The Fox NOW for your FREE valuation"***



### IMPORTANT NOTE:

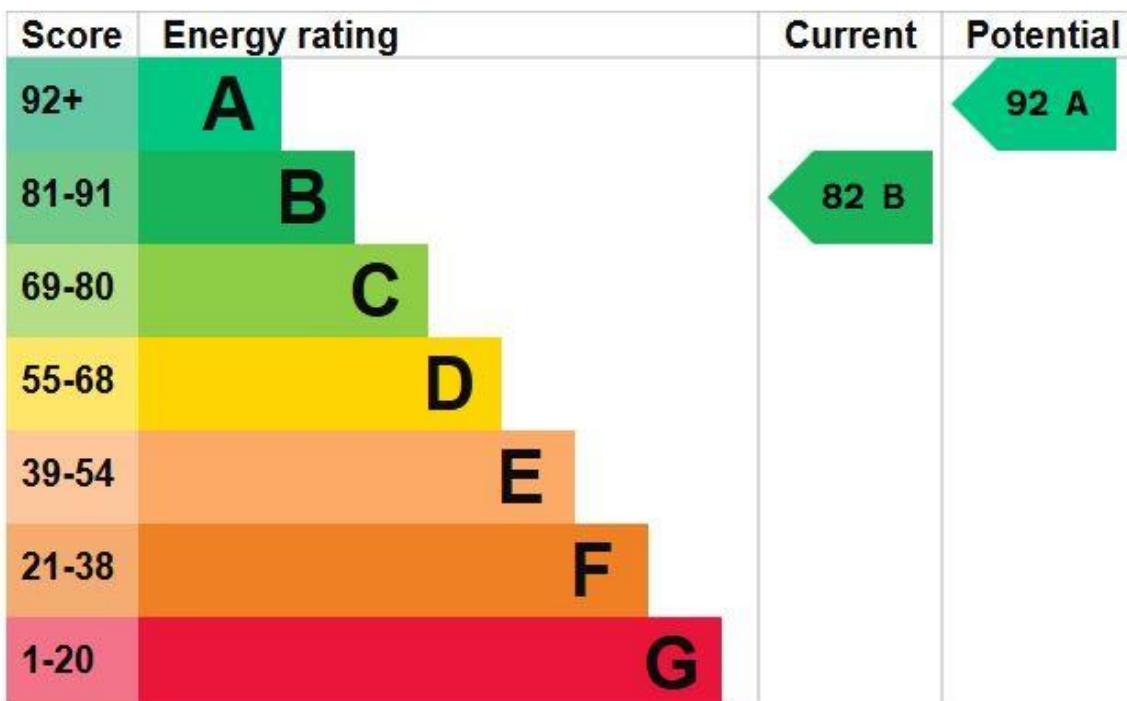
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## The Fox's Insight

- Tenure: Leasehold
- Title No. TBC
- Class of Title: TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewer
- Council Band: D
- Parking Arrangements: Parking Space





The graph shows this property's current and potential energy rating.