





A traditional semi-detached, family home, in need of general modernisation and improvement.

- Traditional Semi-Detached House
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Outhouses
- Large Gardens
- Off Road Parking

Description

A traditional semi-detached, family home in a popular village location. The property is now in need of general modernisation and improvement, which is reflected in the very competitive asking price. Set well back from the road with ample parking, the entrance door leads to a hallway where the stairs lead to the first floor and there is a useful storage cupboard. The two reception rooms and the kitchen are located off the hall and there is a conservatory behind the lounge, accessed via double glazed patio doors. From the kitchen, there is access to a covered side passage and two useful store rooms, there is also a WC. Upstairs you will find three good size bedrooms along with a bathroom. To the rear there is a large garden, mostly laid to lawn with mature borders.



Location

The property is located in the popular village of Weaverham, which lies some 3 miles west of Northwich. There are a fantastic range of local facilities including two shopping parades, both of which are within a short walk and equidistance from the property. Three railway stations serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or Acton Bridge stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. There are two well regarded Primary Schools in the village along with Weaverham High School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

FREEHOLD

EPC Rating:

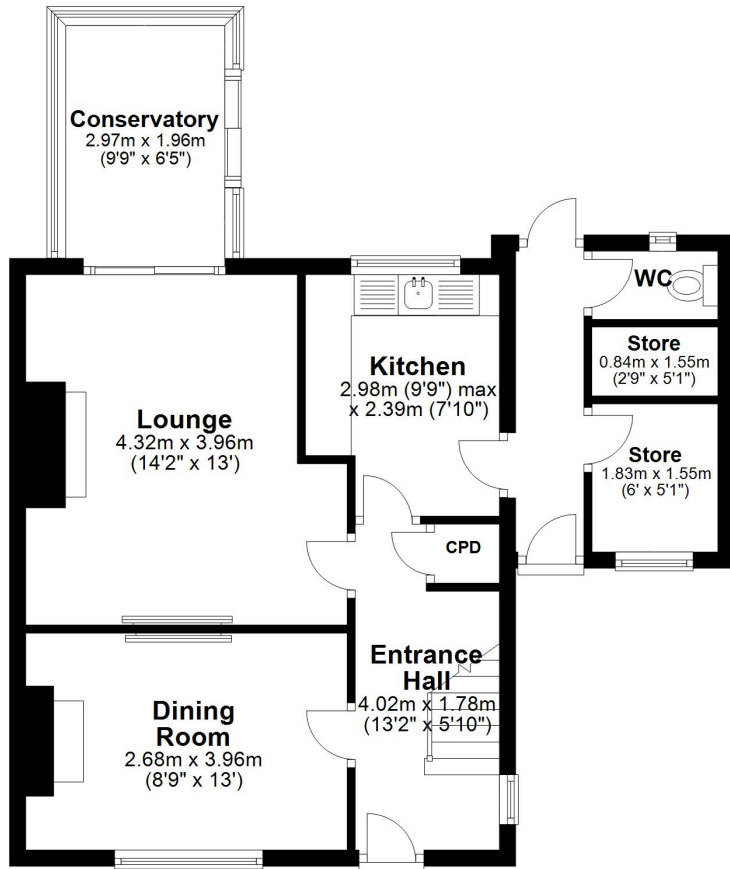
Important Notes

Type Here



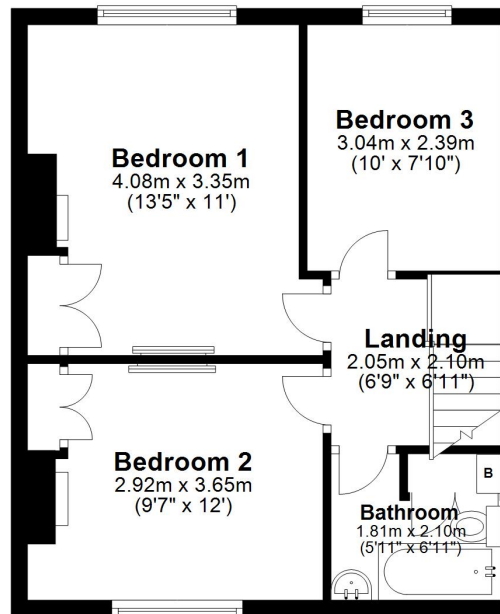
Ground Floor

Approx. 57.5 sq. metres (618.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.7 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.