



5 Dalton Grove, Warrington Road

Northwich CW8 2NZ

£450,000

www.westates.co.uk

01606 331784



A high specification, first floor, two bedroom luxury apartment in convenient location.

- High Specification Apartment
- Approximately 1,300 ft²
- Luxury Kitchen Dining Room
- Separate Utility Room
- Two Double Bedrooms
- Two Luxury Bathrooms
- Large Balcony
- Outside Store
- Parking for Two Cars

Description

A magnificent, high specification, first floor apartment, which forms part of an exclusive development of just six similar properties, each with their own personal external entrance doors. The development was completed in 2019 and at the time completely raised the bar in terms of quality and design. Some of the noteworthy features include underfloor heating, triple glazed windows to the front and all the fixtures and fittings are of the highest quality. The accommodation stretches to approximately 1,300 ft² and includes a lounge, kitchen dining room, utility room, two large double bedrooms, en-suite shower room and luxury bathroom. There is large balcony to the rear, which connects the kitchen dining room and lounge. Externally there is a private store room, communal gardens and there is private parking for two cars.



Location

The property is located close to the village centre, where you will find a Premier Supermarket, Chatwins Bakery and a beauty salon/hairdressers. The White Barn Public House is also in the village centre. There is a railway station in Cuddington with trains running to Manchester and Chester and the West Coast Main Line service is available from either Hartford or Acton Bridge, enabling access to London within two hours. The A49 and A556 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 with Weaverham High School close by. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

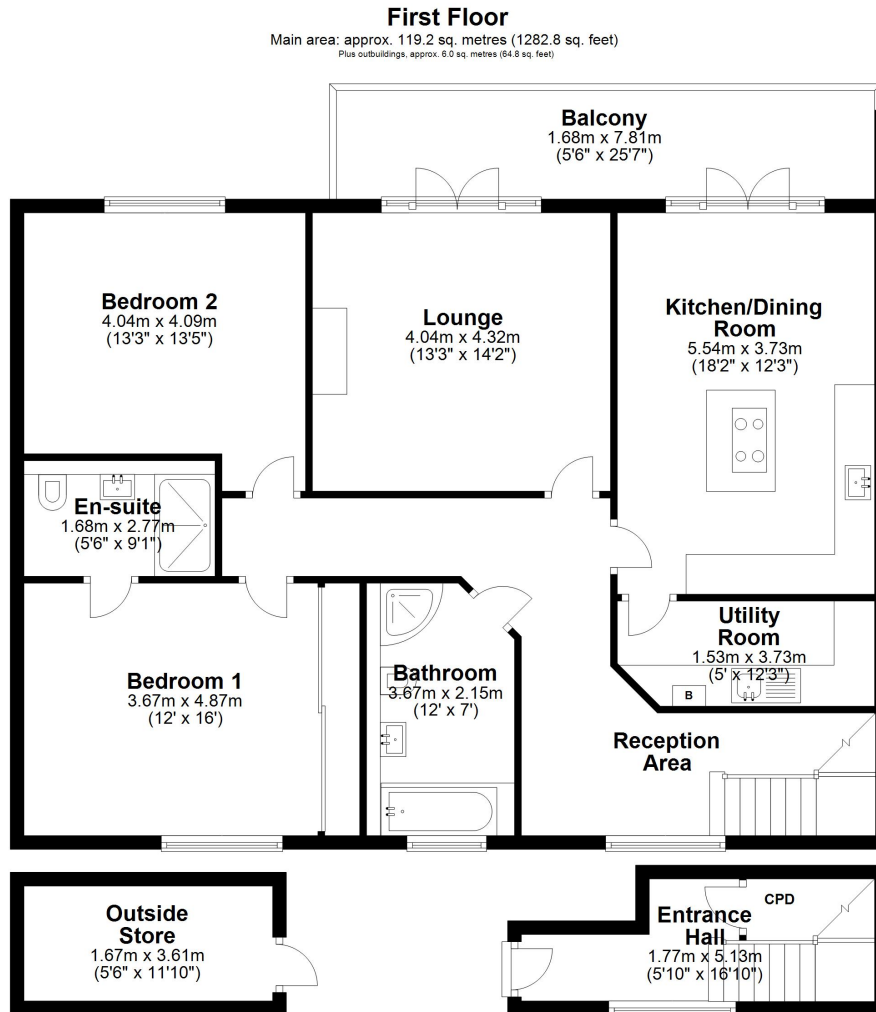
LEASEHOLD. 250 years from 1st January 2018. Ground rent £285. Annual service charge: £1,950

EPC Rating: B

Important Notes

Type Here





Main area: Approx. 119.2 sq. metres (1282.8 sq. feet)
Plus outbuildings, approx. 6.0 sq. metres (64.8 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.