



**80, Elmwood Road**  
Northwich CW8 4ND

**£275,000**

**[www.westates.co.uk](http://www.westates.co.uk)**  
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A surprisingly spacious detached family home, situated on a popular development.

- Detached Family Home
- Two Reception Rooms
- Conservatory
- Modern Kitchen Breakfast Room
- Three Good Size Bedroom
- Modern Bathroom
- Mature Gardens
- Garage & Double Width Driveway

### Description

A surprisingly spacious, detached family home on a popular development. The property is offered in good decorative order throughout and features a modern kitchen with built-in appliances and a bathroom with a modern suite. With gas central heating and PVCu double glazing, comprises: Entrance hall with built-in storage cupboard, good size lounge, separate dining room, large conservatory, kitchen breakfast room, side hall, cloakroom and garage on the ground floor and a landing, three good size bedrooms and bathroom on the first floor. Outside there is a double width driveway in front of the garage and to the rear there is a mature and private garden.





**Location**

Bamton is a small village located approximately two miles north of Northwich, its a family friendly village with some great local amenities. There are two supermarkets, Co-op located in the centre of the village and Spar housed in the filling station at the top of the village on Runcorn road. Oakwood Medical Centre is situated next to the Co-op and there are two local Chemists. Three railway stations serve the area with the West Coast Main Line service running through Hartford and Acton Bridge, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or northwich stations. The A49 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles. There is a well regarded Primary Schools in the village with an excellent high school in nearby Weaverham. Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

**Tenure**

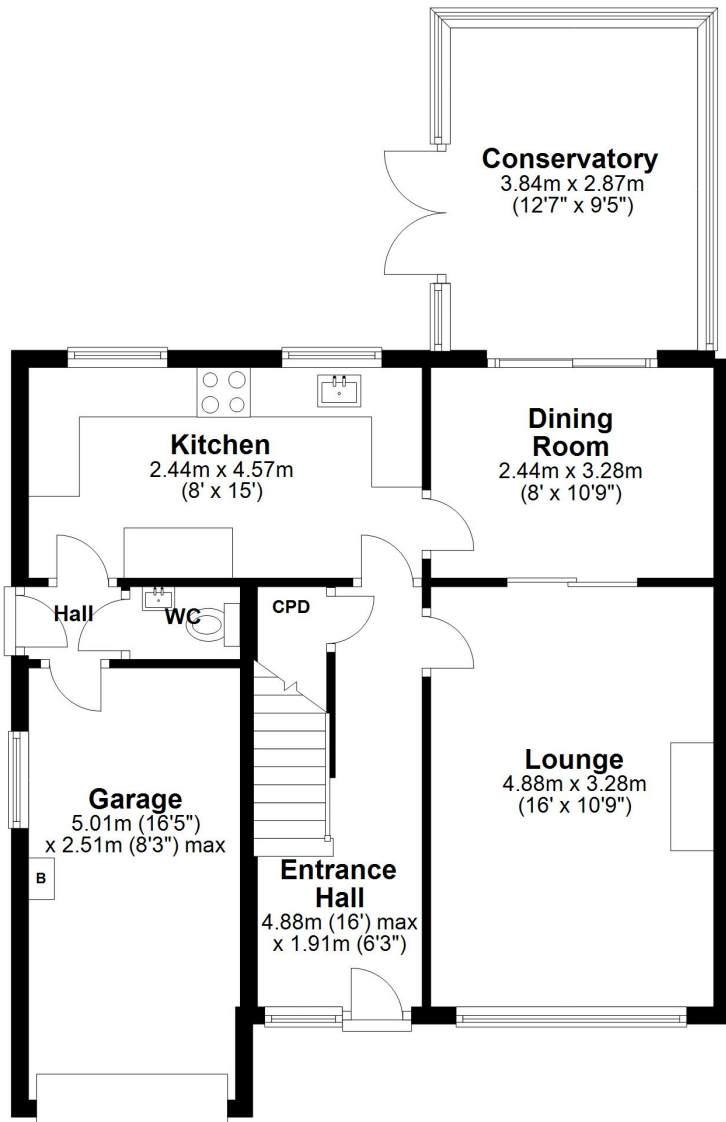
FREEHOLD

**EPC Rating: D**



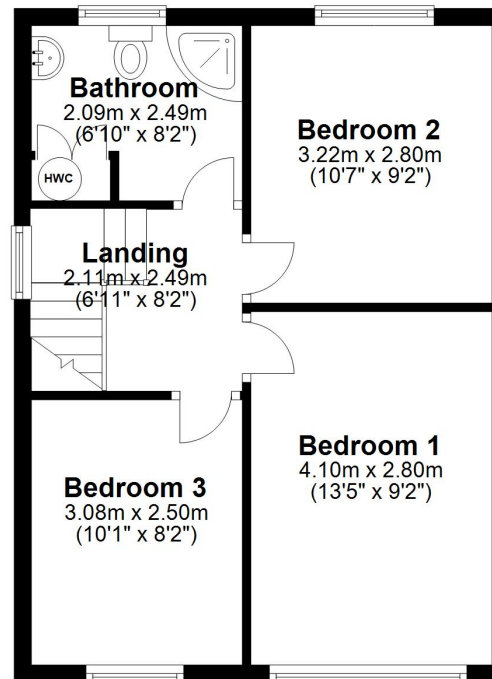
## Ground Floor

Approx. 72.9 sq. metres (784.7 sq. feet)



## First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 112.6 sq. metres (1211.6 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.