



23, Violet Grove
Northwich CW8 4FG

£250,000

www.westates.co.uk
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A modern, semi-detached family home on a popular development.

- Modern Semi-Detached Home
- Fully Equipped Kitchen
- Large Living Room
- Three Bedrooms
- Two Bath/Shower Rooms
- Low Maintenance Garden
- Large Pergola
- Two Parking Spaces

Description

A modern, well presented, family home, located on a popular development and having the benefit of not being over loved from the rear. The accommodation is well proportioned and in good decorative order throughout. With gas central heating and PVCu double glazed windows, comprises: Entrance hall with large cloaks cupboard, cloakroom/WC, kitchen dining room with built-in appliances and large living room with storage cupboard and French doors opening on to the garden. Upstairs there are three bedrooms, the main one having an en-suite shower room and fitted wardrobes and there is a family bathroom. Outside there are two parking spaces to the front and to the rear there is a low maintenance garden with artificial lawn and a large pergola.



Location

Local amenities are well catered for with shops at the local centre on Winnington Urban Village, which offer everything you could want or need. Winnington Park Community Primary School (Ofsted Good) serves the area and there are two local high schools located in Hartford and Weaverham. 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 Northwich and Greenbank stations. The A556 and A49 easily facilitate access to the region’s major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury’s and Tesco all represented.

Tenure

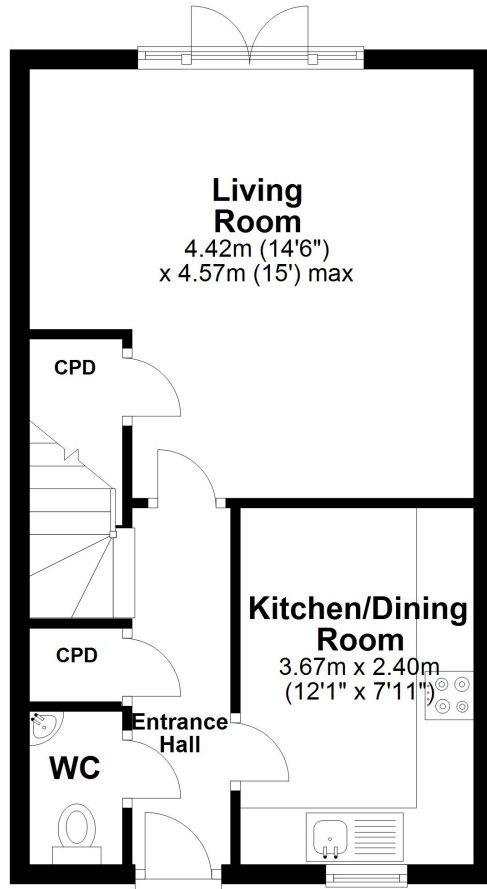
FREEHOLD

EPC Rating: B



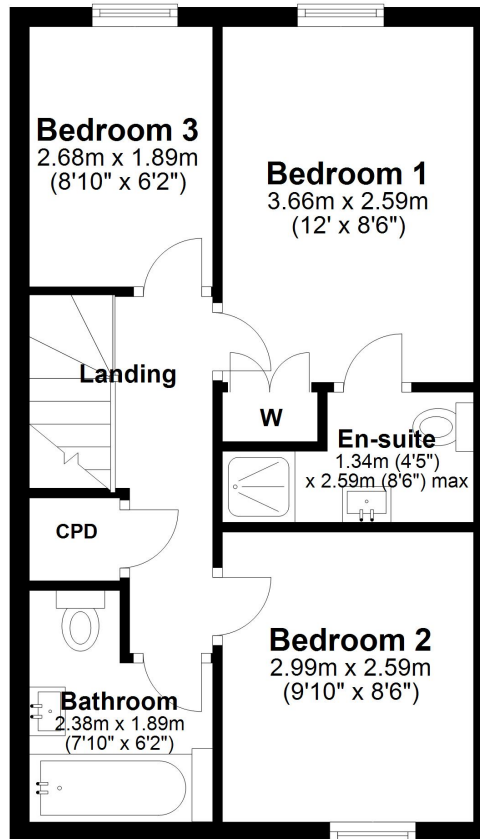
Ground Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



Total area: approx. 74.9 sq. metres (806.3 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.