



14, Primrose Hill

Northwich CW8 2TZ

£540,000

www.westates.co.uk

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A large, 2,000 sq ft, detached family home with huge extension to the rear and standing on a plot of 0.28 acres.

- Large Extended Detached House
- Large, Mature & Private Gardens
- Four Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Basement Room
- Double Garage & Extensive Driveway

Description

A large, 2,000 sq ft, detached family home with huge extension to rear, located at the bottom of an exclusive cul-de-sac with large, mature and private gardens on a plot of 0.28 acres. The property is light and airy throughout with gas central heating and double glazed windows and comprises: Reception porch, entrance hall, cloakroom/WC, lounge, dining room, large day/family room, office, kitchen breakfast room and utility room on the ground floor and four bedrooms, a re-fitted en-suite shower room and bathroom on the first floor. Externally there is a useful basement room, located beneath the day room, a detached double garage and there is a large driveway with parking for several cars and room to park a caravan.



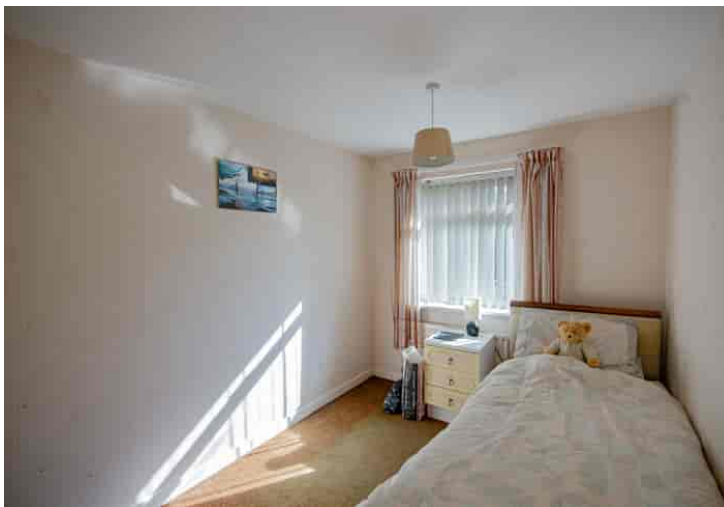
Location

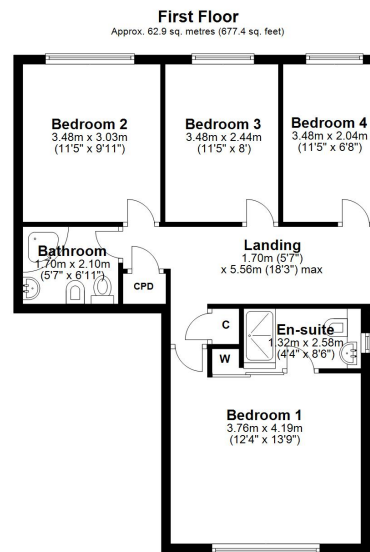
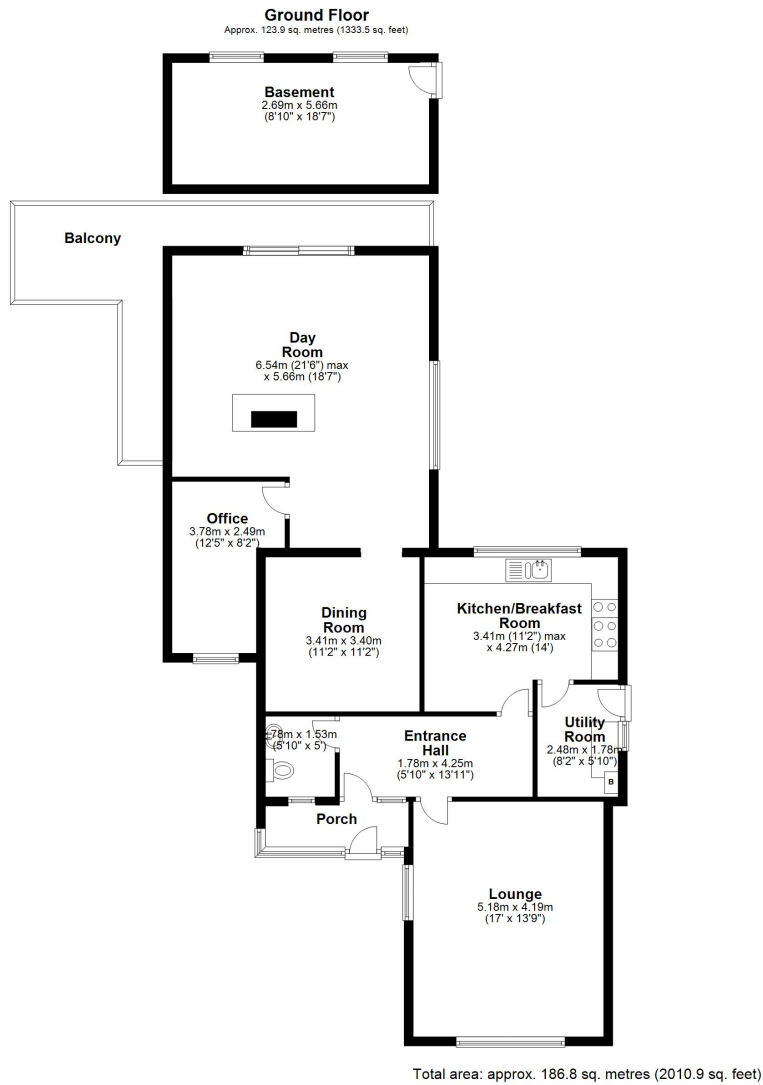
The property is located close to the village centre, where you will find a Premier Supermarket, Chatwins Bakery and a beauty salon/hairdressers. The White Barn Public House is also in the village centre. There is a railway station in Cuddington with trains running to Manchester and Chester and the West 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

FREEHOLD

EPC Rating:





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.