



24, Eaton Court
Kingsmead, Northwich CW9 8RW

£135,000

www.westates.co.uk
01606 331784

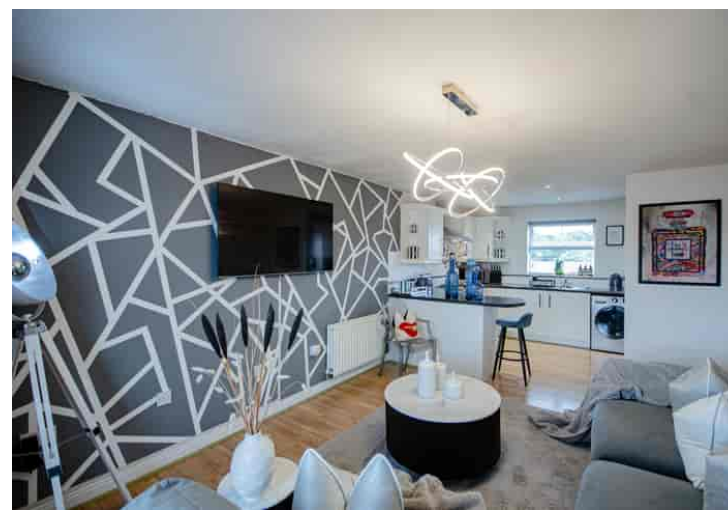


A well presented, second (top) floor apartment with views to the rear over the River Weaver

- Second Floor Apartment
- Secure intercom Entrance
- Open Plan Living Room
- Open Plan Fitted Kitchen
- Two Bedrooms
- Modern Bathroom
- Communal Grounds
- Allocated Parking

Description

A well proportioned two bedroom second (TOP) floor apartment, which occupies a prominent position on the outskirts of Kingsmead, overlooking the River Weaver. The apartment is within easy reach of Northwich town centre and well placed for access to the regions excellent road and railway networks. The apartment has the benefit of gas central heating and PVCu double glazing and comprises: Secure intercom controlled entry, private entrance hall, good size lounge area and open plan fitted kitchen, two double bedrooms and bathroom. The property stands in communal gardens with an allocated parking space and additional visitor parking.



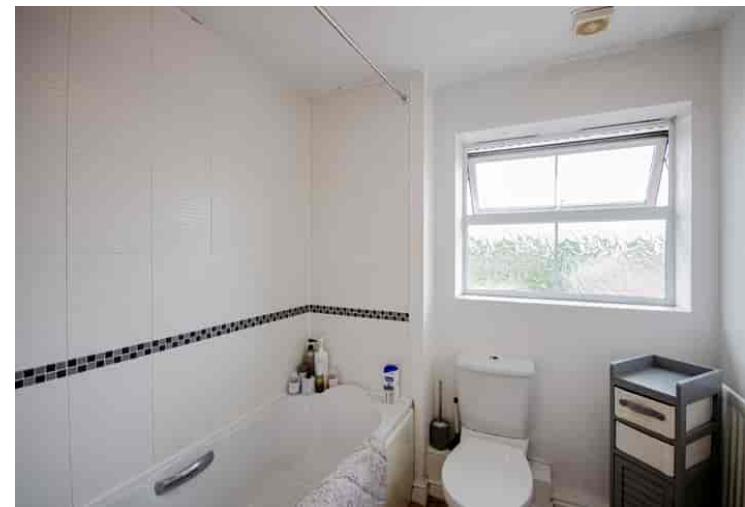
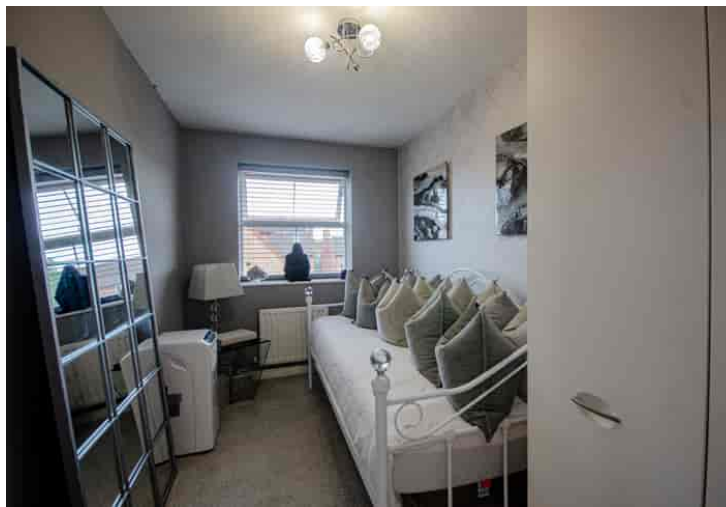
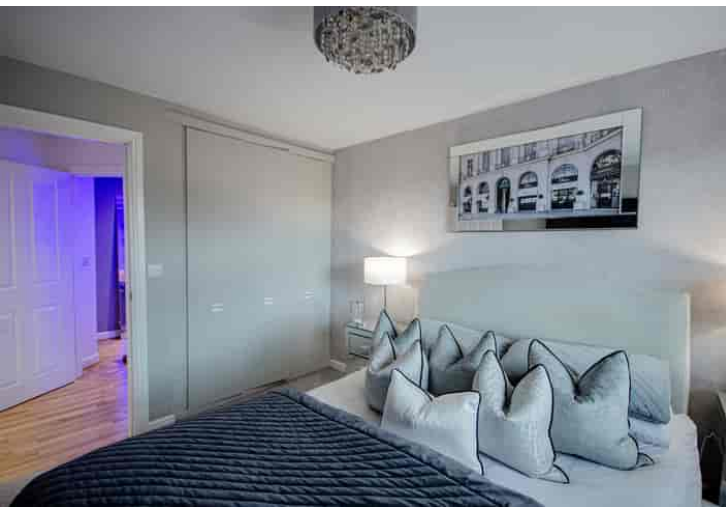
Location

The property is situated on the popular Kingsmead development, itself located on the south side of Northwich. Local amenities are well catered for with a good selection of shops and other facilities available at the Kingsmead local centre, which is also home to the very popular Kingfisher Public House. Two railways 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 Northwich station. The nearby A556 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Northwich really excels is its range of excellent schools. Kingsmead has its own very well regarded and Ofsted rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofsted is within walking distance. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

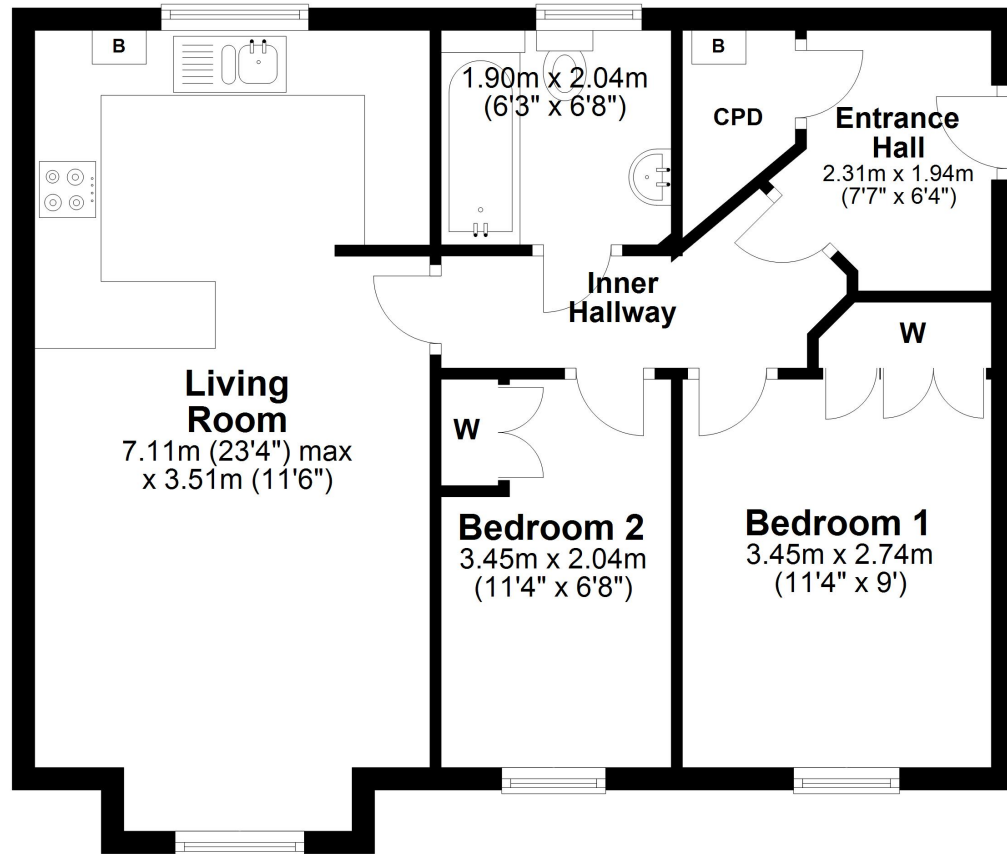
LEASEHOLD

EPC Rating:



Second Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 56.9 sq. metres (612.9 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.