



16, Wheelock Close
Northwich CW9 8TQ

£300,000

www.westates.co.uk
01606 331784



An immaculate three bedroom town-house, located on a small cul-de-sac on edge of development.

- Three Storey Town-House
- Three Double Bedrooms
- Living Kitchen Dining Room
- First Floor Lounge
- Two Bath/Shower Rooms
- Garage & Driveway
- Good Size Garden

Description

This is an immaculately well presented three storey town-house, which is located in a cul-de-sac position on the edge of the development, close to Sir John Deane's College. The property has recently been upgraded with a new luxury kitchen, new fitted carpets and re-decoration and added a decking area to the rear garden. With PVCu double glazing and gas central heating, the accommodation comprises: Entrance hall, cloakroom/WC, living kitchen dining room, lounge, master bedroom with en-suite shower room, two further double bedrooms and bathroom. Outside there is a low maintenance garden with decking and lawn and there is an integral garage with utility area and driveway. An internal inspection is highly advised.



Location

The property is situated on the fringe of the popular Kingsmead development and next door to Sir John Deane's Six Form College. 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

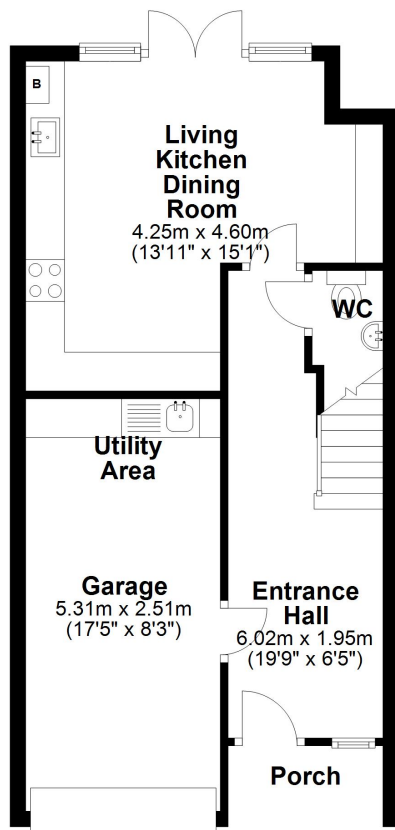
FREEHOLD

EPC Rating: C



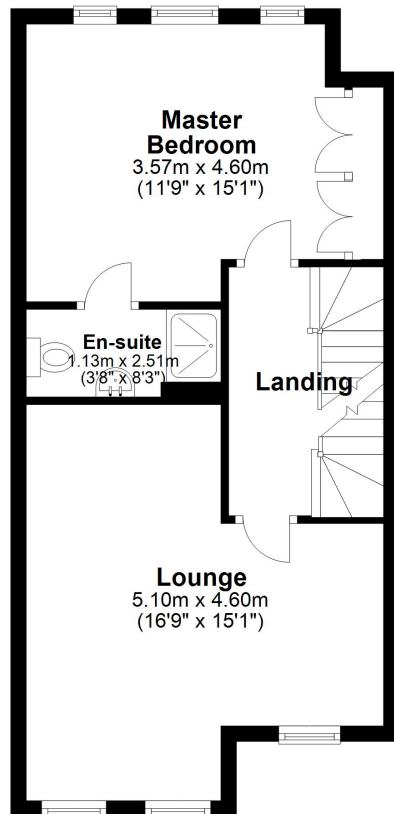
Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



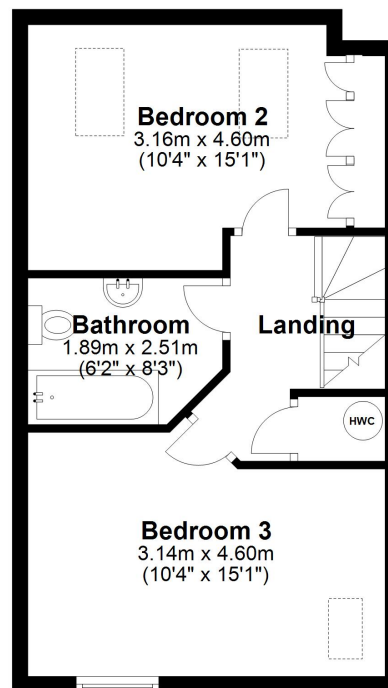
First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Second Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 123.3 sq. metres (1327.5 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.