



**4, Wheelock Close**  
Northwich CW9 8TQ

**£340,000**

**[www.westates.co.uk](http://www.westates.co.uk)**  
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A luxuriously appointed and extended, three story town-house in cul-de-sac location.

- Luxuriously Appointed Town-House
- Living Kitchen & Orangery
- Ground Floor Reception/Bedroom
- First Floor Lounge
- Three Double Bedrooms
- Two Bath/Shower Rooms
- Low Maintenance Garden

### Description

This is a luxuriously appointed town-house, which has been extended and greatly improved with a luxury kitchen, two beautifully appointed bathrooms and a superb orangery which sits open plan to the kitchen dining room. The garage has been converted to provide an additional room, which could be used as a reception room or bedroom and there is a fitted utility room. The accommodation is offered in excellent decorative order throughout and features PVCu double glazing and gas central heating with a newly installed gas boiler. Comprises: Entrance hall, cloakroom/WC, reception room/bedroom, utility room, superb kitchen dining room and orangery on the ground floor. Lounge, landing and master bedroom with fitted wardrobes and en-suite shower room on the first floor and two further double bedrooms, landing and bathroom on the second floor. Outside there is a low maintenance garden to the rear and a parking space to the front. An internal viewing is highly recommended.





**Location**

The property is situated on the fringe of the popular Kingsmead development and next door to Sir John Deane's Sixth 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**

**Important Notes**

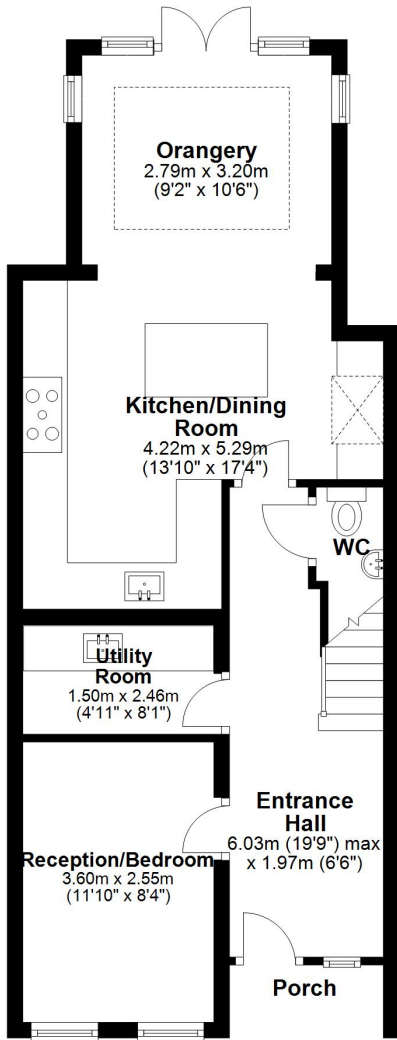
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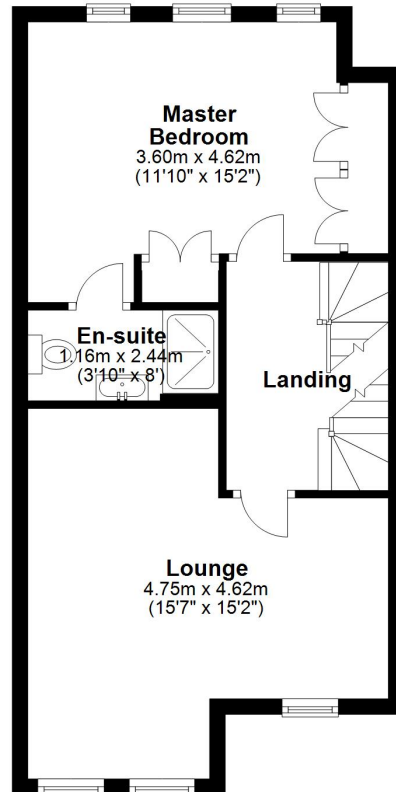
## Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



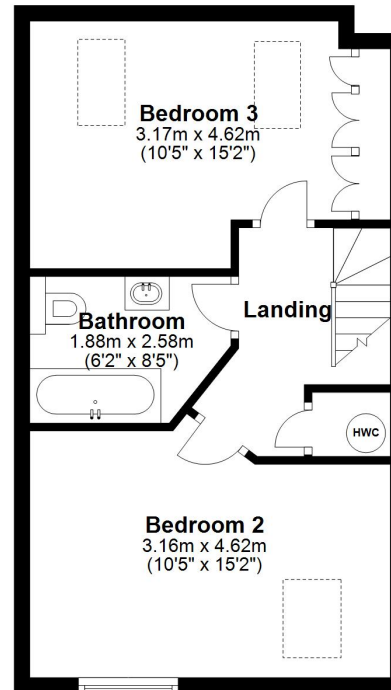
## First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



## Second Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 133.2 sq. metres (1433.6 sq. feet)

