





A spacious end-terrace house located close to the village shopping parade and in need of modernisation.

- End-Terrace House
- Dual Aspect Lounge
- Kitchen
- Three Bedrooms & Bathroom
- Mature Gardens
- Outhouses
- On Street Parking

Description

A well-proportioned end-terrace house, which is situated next to the village shopping parade. The property is now in need of some updating and modernisation, which is reflected in the very competitive asking price. With gas central heating and PVCu double glazed windows, the accommodation comprises: Entrance hall with under-stairs cupboard. Dual aspect living room with fireplace. Fitted kitchen. First floor landing. Three good size bedrooms. Large bathroom. Externally there are mature front and rear gardens and there are a couple of outhouses and a WC to the side of the house. Parking is available on the road.



Location

The property is located next to the village centre and shopping parade, where you will find a Spar Supermarket, Rowlands Pharmacy, Littlers Butchers, a couple of fast food take-aways and beauty salons/hairdresser. Sandiway Library is also in the centre. There is a railway station in Cuddington with trains running to Manchester and Chester and the main West Coast Main Line service is available from either Hartford or Acton Bridge, enabling access to London within two hours. The A556 and A49 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

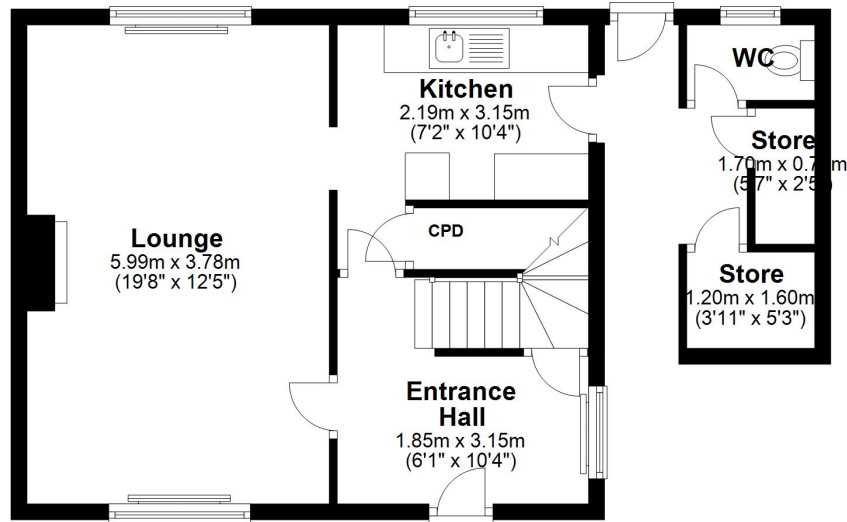
Freehold

EPC Rating: C



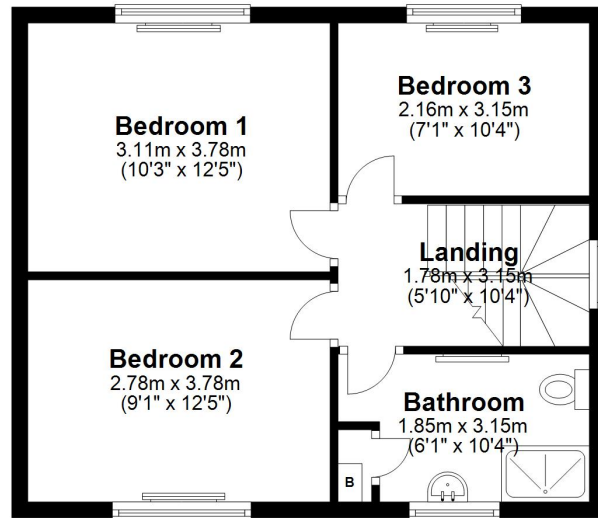
Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 95.7 sq. metres (1030.4 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.