





A three/four bedroom town-house, located on a small cul-de-sac on edge of development.

- Three Storey Town-House
- Four 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 current owner has recently upgraded the property with 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, three further bedrooms and bathroom. Please note that access to the fourth bedroom is through the third bedroom. Outside there is a low maintenance garden with decking and lawn and there is an integral garage 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

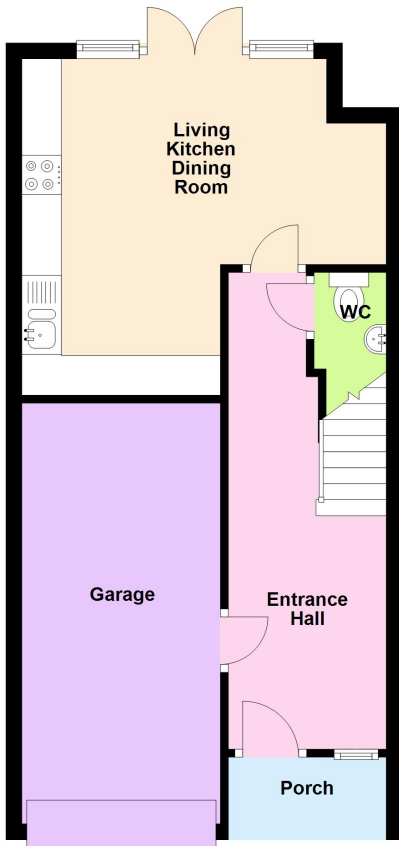
EPC Rating: C

Important Notes

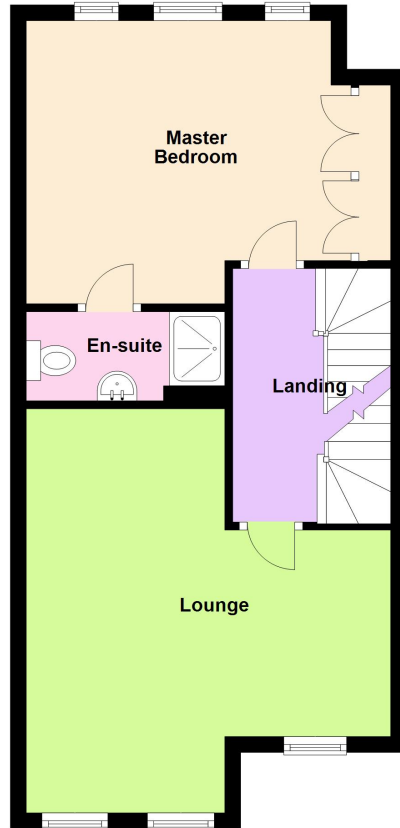
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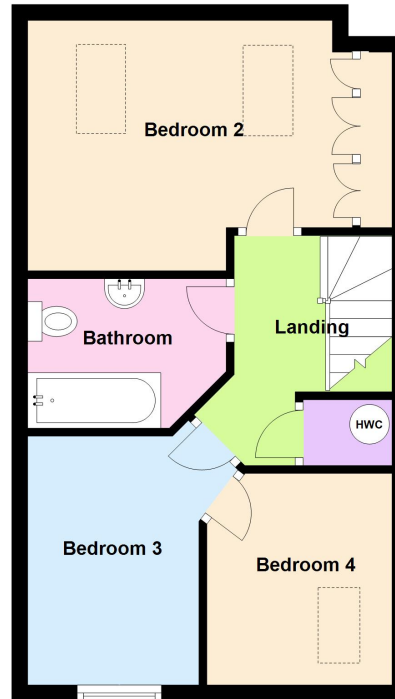
Ground Floor
Approx. 41.7 sq. metres (449.1 sq. feet)



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)

