



35, Beauty Bank
Northwich CW8 2BP

£375,000

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01606 331784

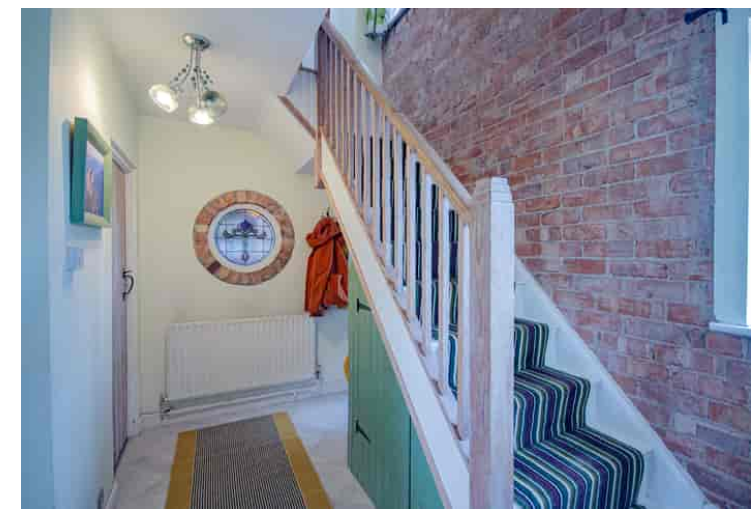


A beautifully presented and extended family home in an idyllic rural location with open countryside views to the front and rear.

- Extended Family Home
- Beautiful Rural Location
- Dining Room & Snug
- Lounge & Family Room
- Luxury Kitchen & Bathroom
- Three Good Size Bedrooms
- Large, Mature Gardens
- Off Road Parking

Description

A beautifully presented and extended, family home, in an idyllic rural location with open countryside views to the front and rear. The property has been greatly improved and features a large single story extension to the rear which is currently used as a lounge and family room and sits open plan to the luxury kitchen and original reception room, which is now used as a dining room and snug. Upstairs there are three good size bedrooms and a luxury bathroom. Externally there are mature front and rear gardens and there is off road parking on a single driveway to the front.



Location

The property is located in the picturesque village of Whitegate, which is located approximately 2 miles south of Hartford. Two railway stations serve the village 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 station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where the area really excels is its range of excellent schools. The well regarded Grange private school is less than three miles away and both Hartford High and St Nicholas Catholic High School are again within a couple of miles as are the five local primary schools; Whitegate Church of England Primary School, Hartford Primary School, St Wilfred's Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

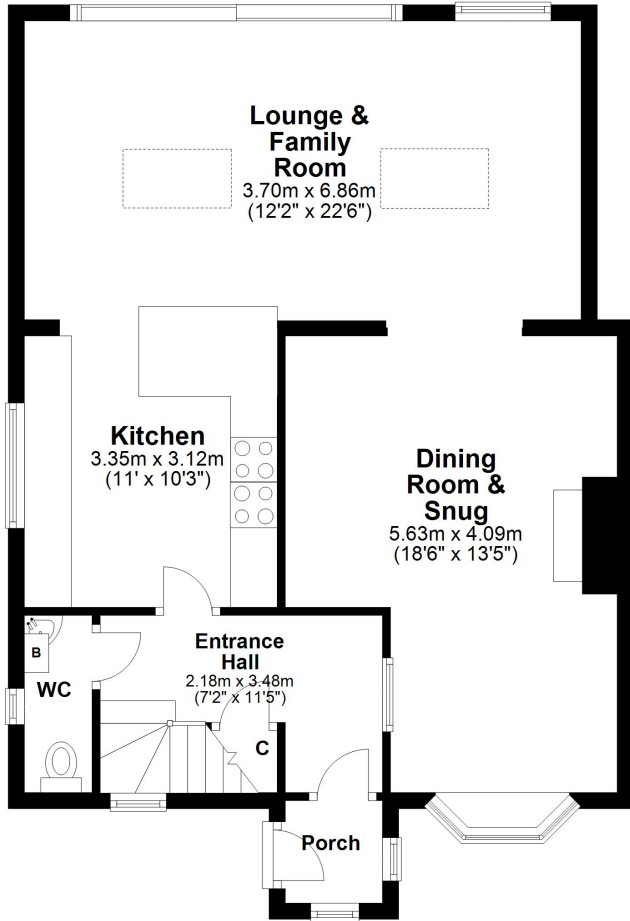
FREEHOLD

EPC Rating: D



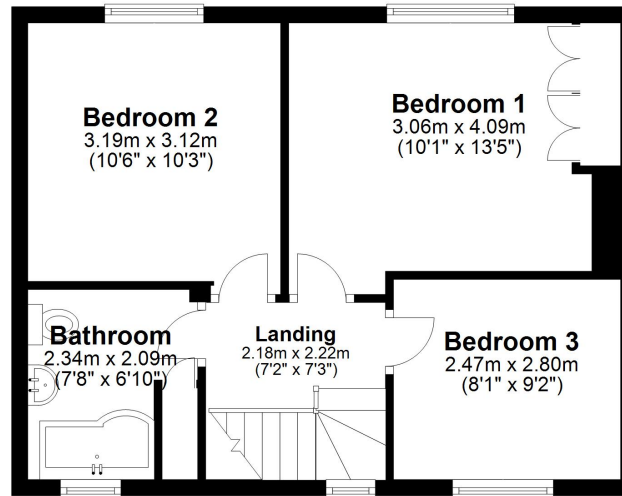
Ground Floor

Approx. 69.6 sq. metres (749.5 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 110.8 sq. metres (1192.4 sq. feet)



Boomin

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.