



3, Mereworth Drive
Northwich CW9 8WY

£425,000

www.westates.co.uk
01606 331784

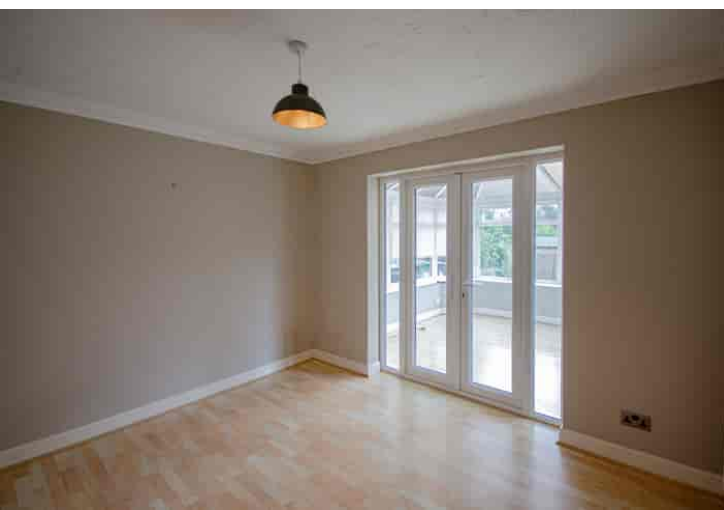


A well proportioned, detached family home with two upgraded bathrooms and converted garage.

- Detached Family Home
- Three Reception Rooms
- Conservatory
- Breakfast Kitchen & Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Well Kept Gardens
- Double Width Driveway

Description

A well proportioned, detached family home, centrally located on the popular Kingsmead development, close to the local centre. The property features, two upgraded bathrooms and the garage has been converted to a third reception room and store room, which is accessible from outside. With gas central heating and PVCu double glazing, comprises: Storm porch, entrance hall, cloakroom/WC, office, lounge, dining room, conservatory, kitchen breakfast room and utility room on the ground floor and four bedroom, en-suite shower room and bathroom on the first floor. Externally there is an open plan front garden, double width driveway and to the rear there is a sunny south facing garden with lawn and large patio area.



Location

The property is situated on the popular Kingsmead development. 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

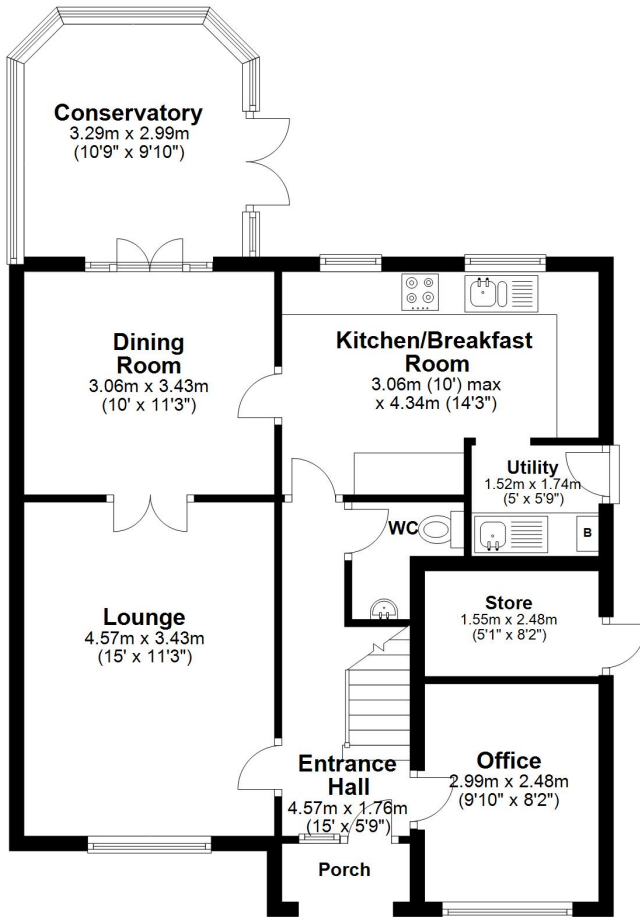
FREEHOLD

EPC Rating: D



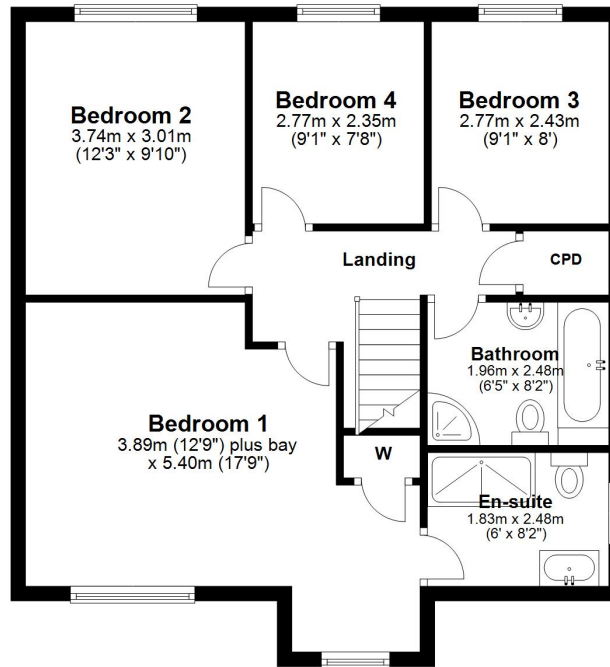
Ground Floor

Approx. 74.5 sq. metres (802.2 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Total area: approx. 137.8 sq. metres (1483.2 sq. feet)

