



Woodville , Dalefords Lane

Northwich CW8 2BW

£685,000

www.westates.co.uk

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A tastefully extended semi-detached family home, located in a highly sought after area with open countryside views to the rear.

- Tastefully Extended Family Home
- Highly Sought After Area
- Five Reception Rooms
- Four Bedrooms
- Two Bath/Shower Rooms
- Large Gardens & Paddock
- Double Garage & Extensive Parking

Description

Woodville, is a tastefully extended 1930's built semi-detached family home, and is located in a highly sought after location with open countryside views to the rear. The property sits in large south facing gardens and has an adjoining paddock. In all the plot extends to approximately 0.6 acres. Offered in good decorative order throughout and with gas central heating and double glazed windows, comprises: Entrance hall, lounge, sitting room, dining room, informal dining room, kitchen breakfast room, study/office and WC on the ground floor and four bedrooms, en-suite bathroom and shower room on the first floor. There is an integral double garage and extensive parking.



Location

The property is located between Whitegate village and Sandiway, where you will find a good selection of local shops and other facilities. 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

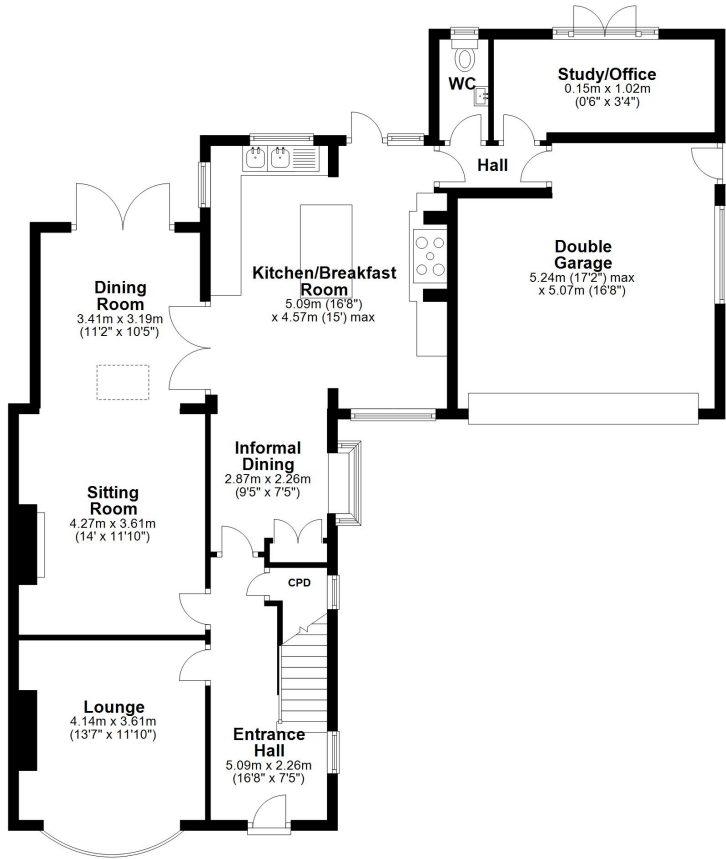
FREEHOLD

EPC Rating: D



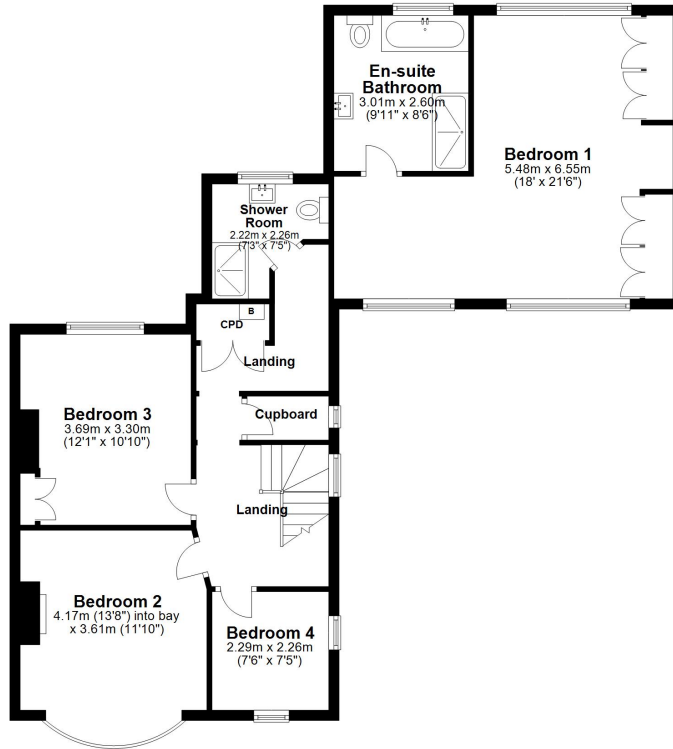
Ground Floor

Main area: approx. 94.4 sq. metres (1015.8 sq. feet)
 Plus garages, approx. 24.5 sq. metres (263.8 sq. feet)



First Floor

Approx. 86.6 sq. metres (931.6 sq. feet)



Main area: Approx. 180.9 sq. metres (1947.4 sq. feet)
 Plus garages, approx. 24.5 sq. metres (263.8 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.