



151, Norley Road
Northwich CW8 2TB

£675,000

www.westates.co.uk

01606 331784



A spacious, detached family home, with large mature gardens on a plot approaching half an acre.

- Spacious Detached Family Home
- Large, Mature Gardens. Plot 0.42 Acres
- Two Formal Reception Rooms
- Kitchen Dining Room
- Four Bedrooms
- Two Bathrooms
- Garage & Parking

Description

A spacious, detached family home, standing in large mature gardens on a plot approaching half an acre. The property is masked behind mature trees, which affords considerable privacy and it backs onto open fields. The accommodation is very well proportioned and there is scope to extend the house both to the side and rear. Comprises: Entrance hall, two formal reception rooms, kitchen dining room, large utility room and bath/wet room on the ground floor and four bedrooms, bathroom and landing on the first floor. Attached to the side of the house is a garage and there is ample parking off road parking.



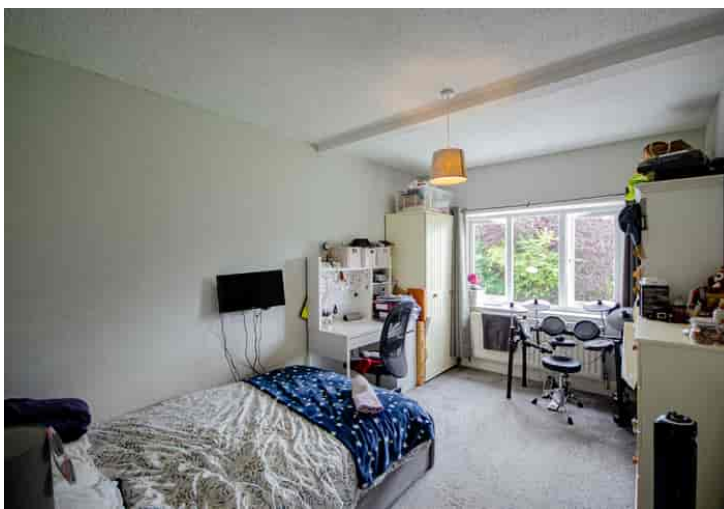
Location

The property is located close to the village centre, where you will find a Premier Supermarket, Chatwins Bakery and a beauty salon/hairdressers. The White Barn Public House is also in the village centre. There is a railway station in Cuddington with trains running to Manchester and Chester and the West Coast Main Line service is available from either Hartford or Acton Bridge, enabling access to London within two hours. The A49 and A556 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

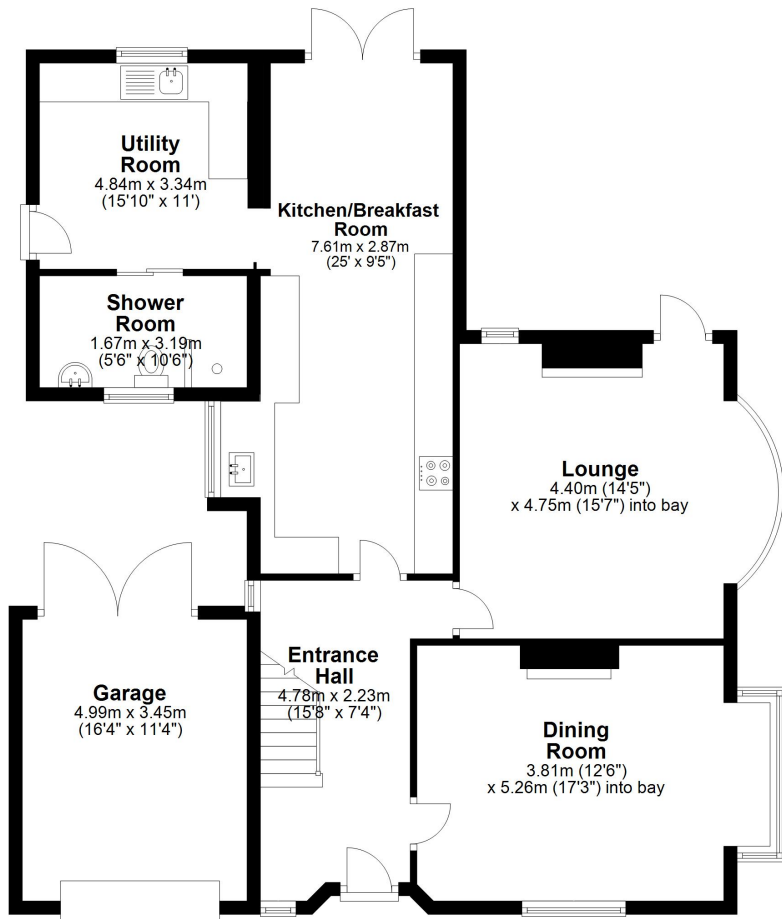
FREEHOLD

EPC Rating:



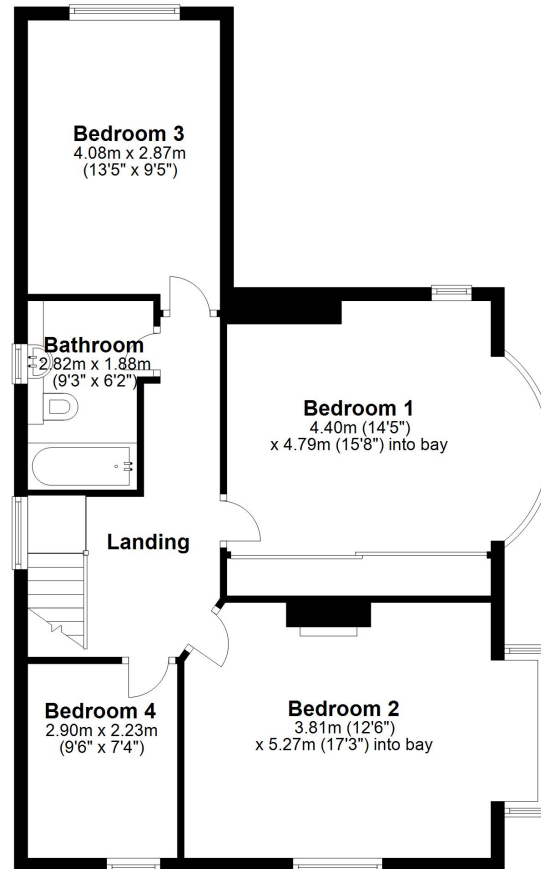
Ground Floor

Approx. 103.5 sq. metres (1113.8 sq. feet)



First Floor

Approx. 70.6 sq. metres (759.9 sq. feet)



Total area: approx. 174.1 sq. metres (1873.7 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.



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