



**53, Woods Road**  
Northwich CW8 1SF

**£1,800**

**[www.westates.co.uk](http://www.westates.co.uk)**  
**01606 331784**





- Modern, Detached Family Home
- Lounge
- Kitchen Dining Room
- Utility Room & Cloakroom/WC
- Four Bedrooms
- Two Bath/Shower Rooms
- Integral Garage & Drive
- Gardens

### **Description**

A modern four bedroom detached family home located on a popular development. The property is offered in 'as new' condition and features gas central heating and PVCu double glazed windows. The accommodation comprises: Entrance hall, lounge, fully equipped kitchen dining room, utility room, cloakroom/Wc, first floor landing, four double bedrooms, en-suite shower room and bathroom. Outside there is an integral garage and driveway and a sunny south westerly facing rear garden. Immediately available, restrictions apply.





**Location**  
**Tenure**

**EPC Rating: B**

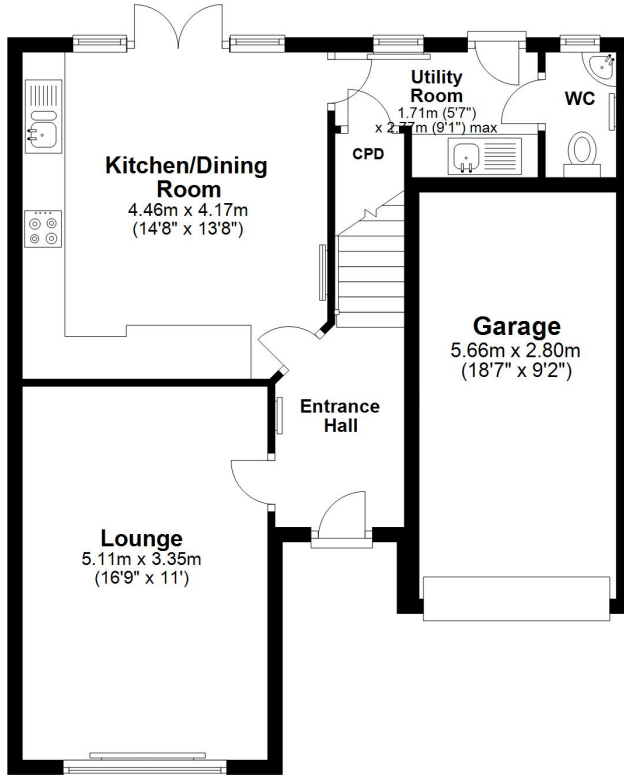
**Important Notes**  
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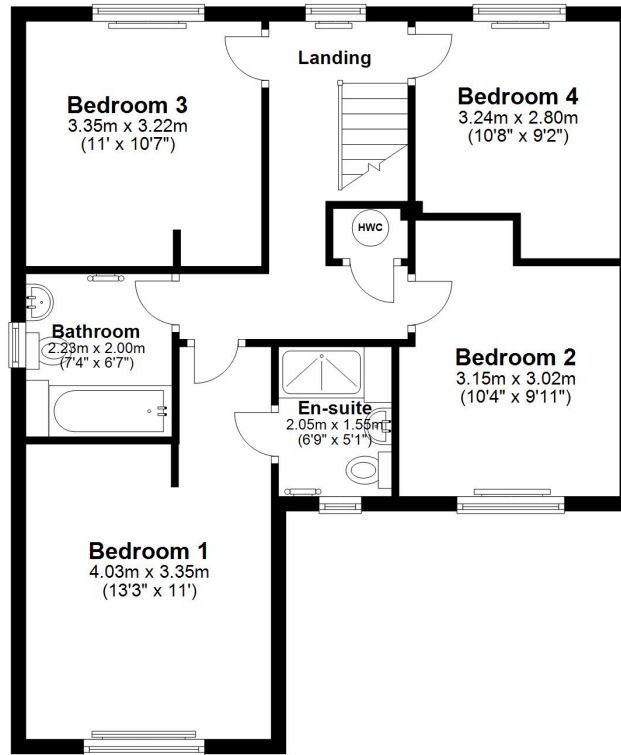
### Ground Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



### First Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



Total area: approx. 129.8 sq. metres (1397.3 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.