



**27, Cloverdale**  
Northwich CW8 4UE

**£180,000**

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



- Entrance Hall with Cloaks Cupboard
- Lounge
- Separate Dining Room
- Quality Fitted Kitchen
- Two Good size Bedrooms
- Modern Bathroom
- Well Maintained Gardens
- Off Road Parking

### **Description**

A most attractive, semi-detached house, occupying a small cul-de-sac location with a recently landscaped, low maintenance garden and parking space. The property is offered in excellent decorative order throughout and has the benefit of PVCu double glazing and gas central heating and the accommodation comprises: Entrance hall with built-in cloaks cupboard, lounge, separate dining room, quality fitted kitchen, first floor landing, two good size bedrooms and bathroom. The garden to the front is open plan and the garden to the rear is enclosed with artificial grass and patio areas. Viewing is highly recommended.



## Location

The property is located in a popular residential area with local shops and other facilities available on either Chester Road, Castle or Winnington Lane. Winnington Park Community Primary School (Ofsted Good) serves the area and there are two local high schools located in Hartford and Weaverham. Two railway stations 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 and Northwich stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented

## Tenure

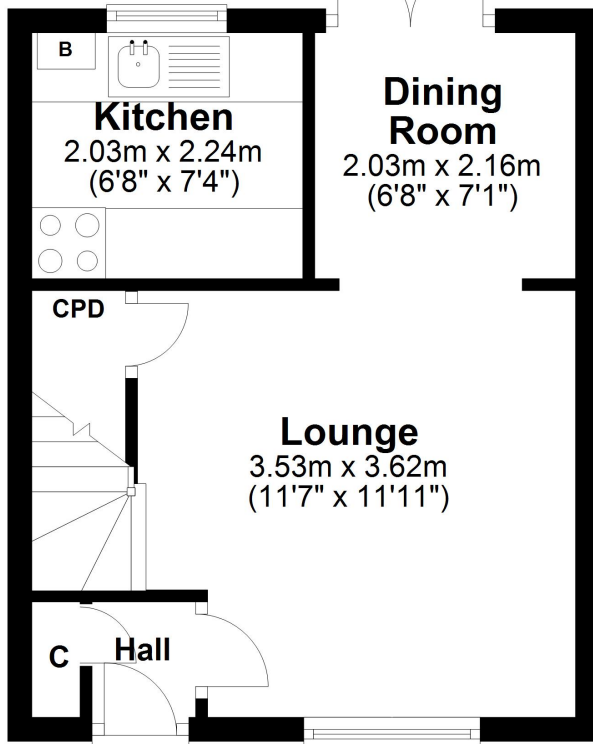
FREEHOLD

**EPC Rating: C**



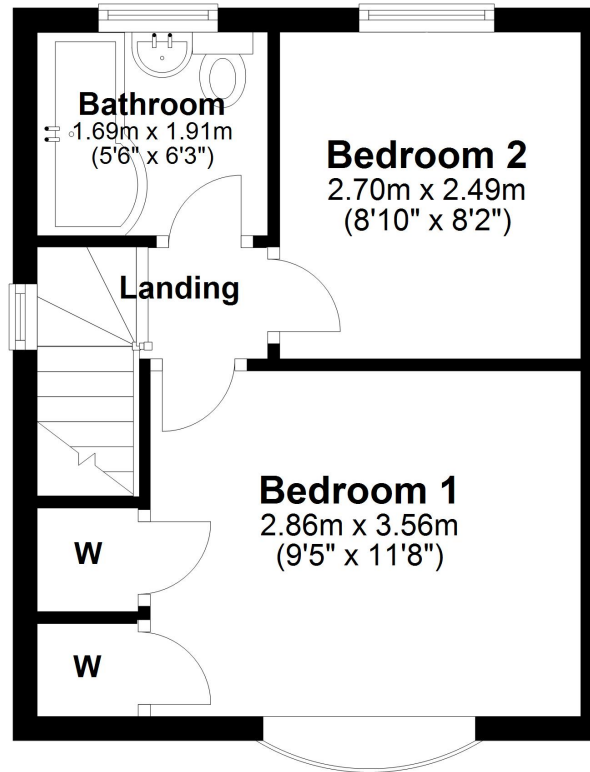
## Ground Floor

Approx. 25.5 sq. metres (274.1 sq. feet)



## First Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



Total area: approx. 51.2 sq. metres (550.6 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.