



57, Coronet Avenue
Northwich CW9 8FX

£200,000

www.westates.co.uk
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A modern, upgraded, mews style home located on the popular Kingsmead development.

- Modern Mews House
- Entrance Hall
- Living Room
- Kitchen Dining Room
- Two Bedrooms
- Modern Bathroom
- Mature Gardens
- Parking for Two Cars

Description

A modern, mews style property, which has been upgraded by the current owner and is presented to a high standard throughout. The light and airy accommodation features gas central heating and PVCu double glazed windows and comprises: Entrance hall, lounge and kitchen dining room with integrated appliances and room for a dining table on the ground floor and a landing, two bedrooms, and a modern bathroom on the first floor. Externally there is an ornamental front garden and a good size, mature rear gardens and there is parking for two cars immediately behind the house. A smart modern home ideal for first time buyers, the downsizing market or 'buy to let' investors. No onward chain. An internal viewing appointment is advised.



Location

The property is situated on the fringe of the popular Kingsmead development, itself located on the south side of Northwich. 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 Ofstead rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofstead 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

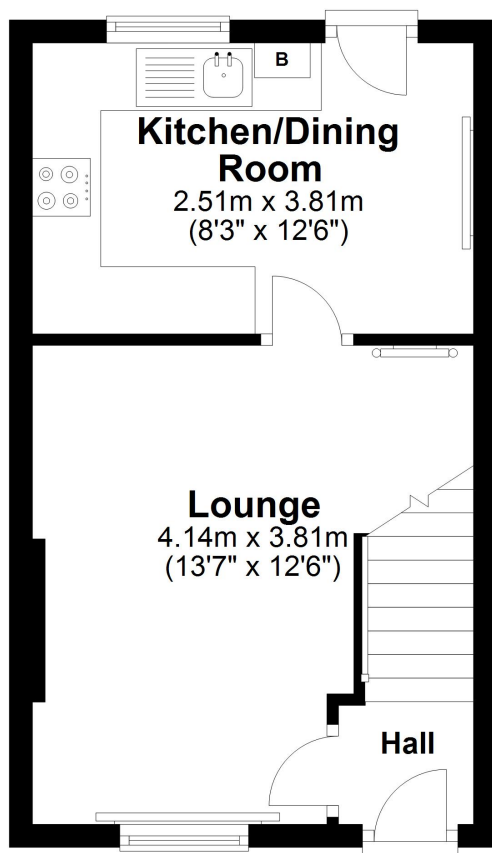
FREEHOLD

EPC Rating: D



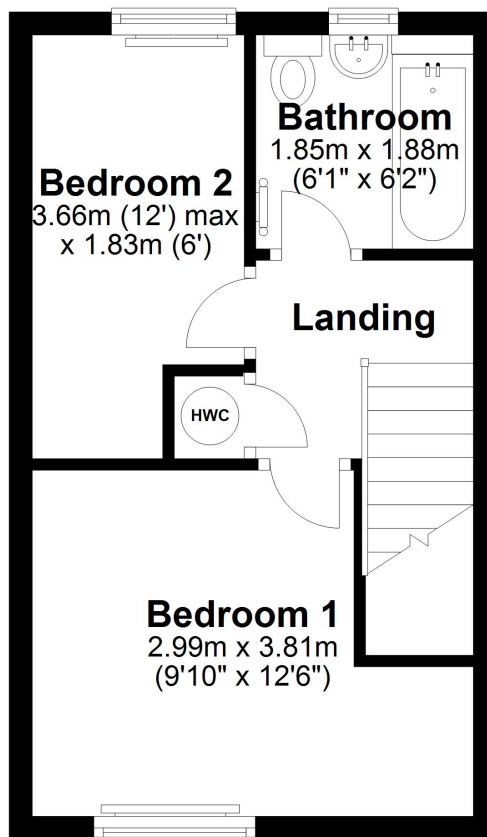
Ground Floor

Approx. 25.7 sq. metres (276.9 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.9 sq. feet)



Total area: approx. 51.5 sq. metres (553.9 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.