



25, Mereworth Drive
Northwich CW9 8WY

£390,000

www.westates.co.uk
01606 331784



A well presented, modern four bedroom detached family home, located close to Kingsmead local centre.

- Modern Detached Family Home
- Two Reception Rooms
- Open Plan Conservatory
- Kitchen & Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Front & Rear Gardens
- Garage & Long Driveway

Description

A well presented, modern detached family home, occupying a cul-de-sac location close to Kingsmead local centre. The property features two upgraded bathrooms and a lovely open plan orangery. With gas central heating and PVCu double glazing comprises: Entrance hall, lounge, dining room, orangery, kitchen, utility room, cloakroom/Wc, first floor landing, four bedrooms, ens-suite shower room and family bathroom. Externally there is an integral garage and long driveway and there are mature front and rear gardens.



Location

The property is situated on the popular Kingsmead development. 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 Ofsted rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofsted 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

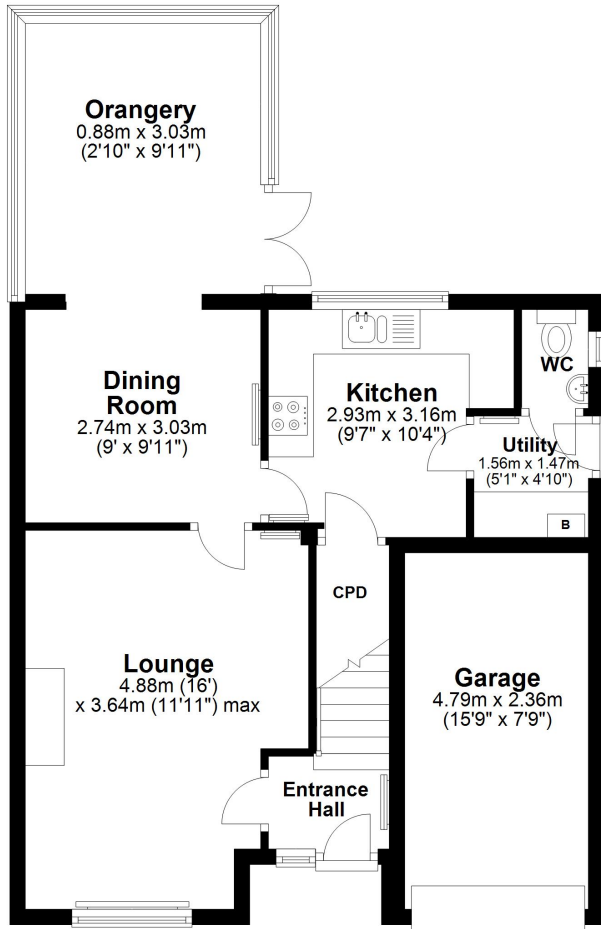
FREEHOLD

EPC Rating:



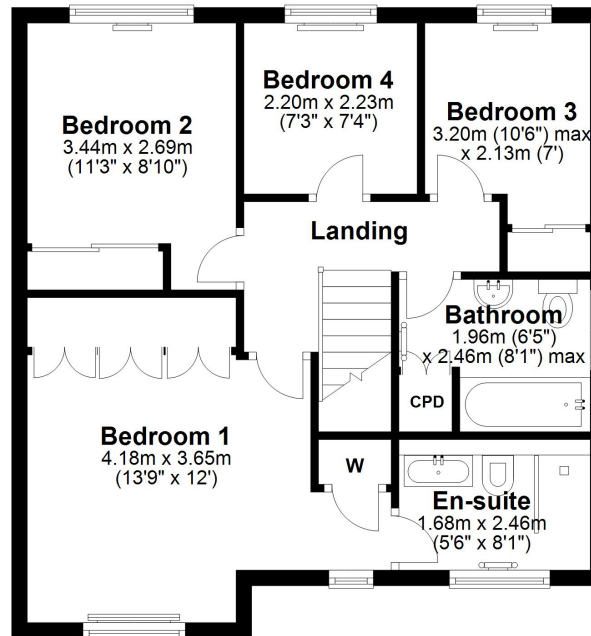
Ground Floor

Approx. 57.2 sq. metres (616.2 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



Total area: approx. 110.1 sq. metres (1184.9 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.