



8, Boundary Lane South

Northwich CW8 2PE

£230,000

www.westates.co.uk

01606 331784

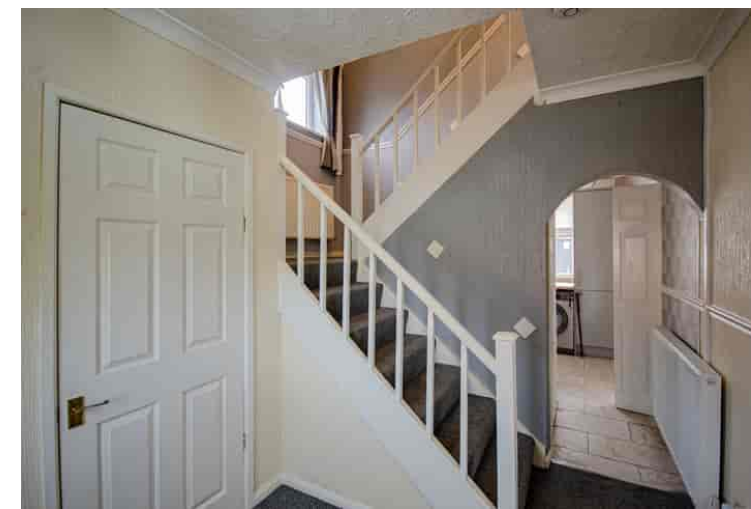


A delightful semi-detached family home on a popular development with excellent amenities immediately available.

- Semi-Detached Family Home
- Dual Aspect Lounge
- Modern Fitted Kitchen
- Separate Dining Room
- Three Good Size Bedrooms
- Large Bathroom
- Front & Rear Gardens
- Off Road Parking

Description

A delightful, semi-detached family home, located on a popular development with excellent local amenities immediately available. The property is offered in good decorative order throughout and features gas central heating and double glazed windows. Comprises: Entrance hall with large built-in cloaks cupboard, dual aspect lounge, modern fitted kitchen, separate dining room and WC on the ground floor and landing, three good size bedrooms and a large bathroom on the first floor. Outside there is an enclosed front garden with a driveway for parking at least two cars and to the rear there is a well maintained garden with lean to 'man-cave' and bar and two wooden sheds.



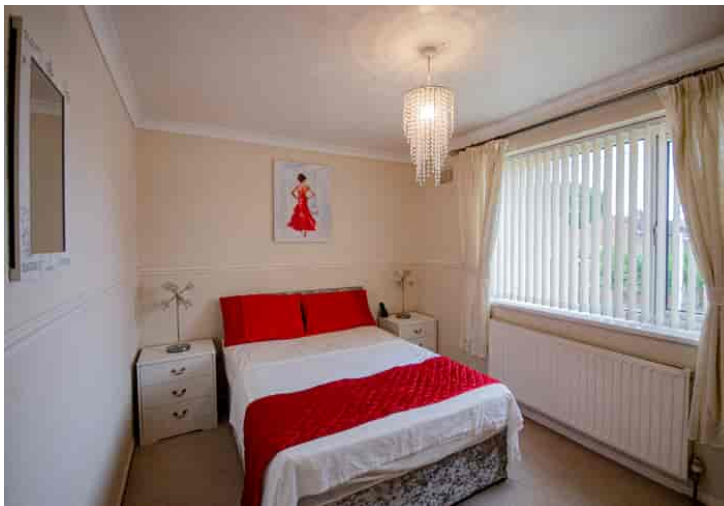
Location

The property is located close to the village centre and shopping parade, where you will find a Spar Supermarket, Rowlands Pharmacy, Littlers Butchers, a couple of fast food takeaways and beauty salons/hairdresser. Sandiway Library is also in the centre. There is a railway station in Cuddington with trains running to Manchester and Chester and the main West Coast Main Line service is available from either Hartford or Acton Bridge, enabling access to London within two hours. The A556 and A49 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

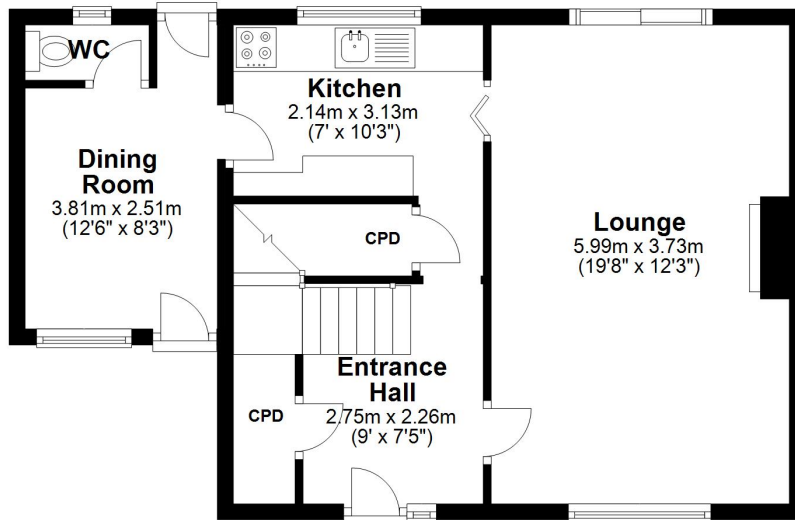
FREEHOLD

EPC Rating:



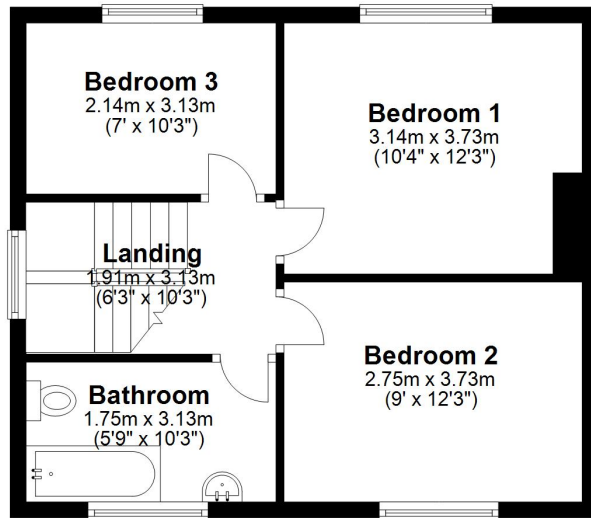
Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 93.4 sq. metres (1004.8 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.