



7, Hillside
Northwich CW8 4TD

£220,000

www.westates.co.uk
01606 331784



An extended and much improved semi-detached home, in a cul-de-sac location with views over Moss Farm to the front.

- Extended Semi-Detached Home
- Open Plan Living Room
- Lounge & Dining Areas
- Luxury Kitchen
- Two Double Bedrooms
- Luxury Bathroom
- Low Maintenance Garden
- Parking for Two Cars

Description

An extended and much improved semi-detached home, in a cul-de-sac location with views over Moss Farm to the front. The current owner has significantly enhanced the property with the addition of a single story extension to the rear and replaced both the kitchen and bathroom, completely redecorated throughout and landscaped the rear garden. Comprises: Entrance hall, open plan living room with lounge and dining areas, fully fitted and equipped kitchen, first floor landing, two double bedrooms and bathroom. The gardens are low maintenance and there is parking for two cars to the side.



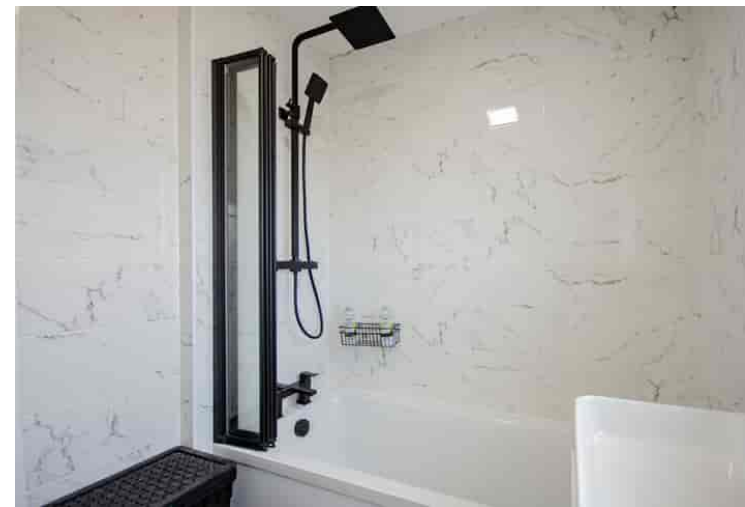
Location

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

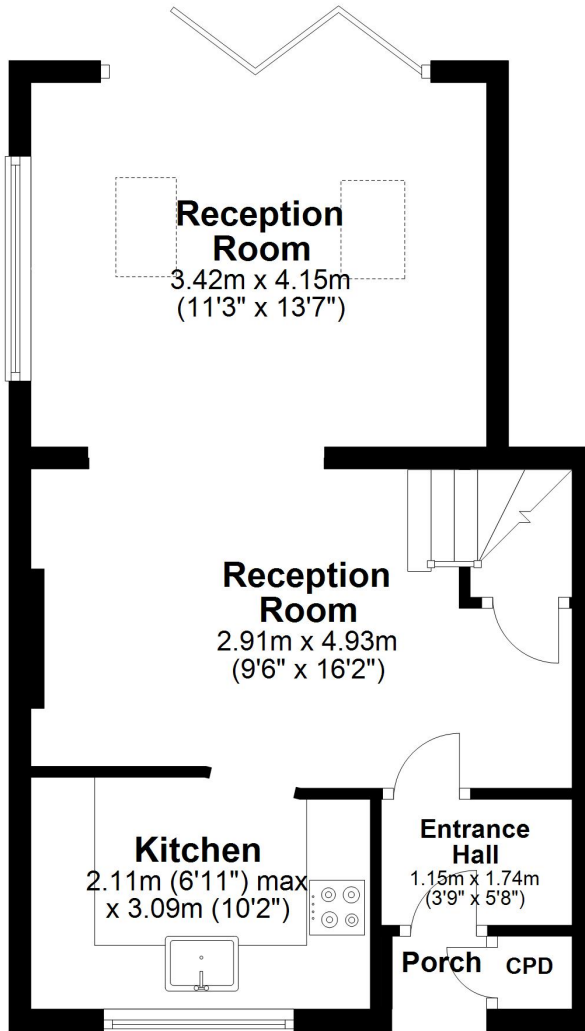
FREEHOLD

EPC Rating:



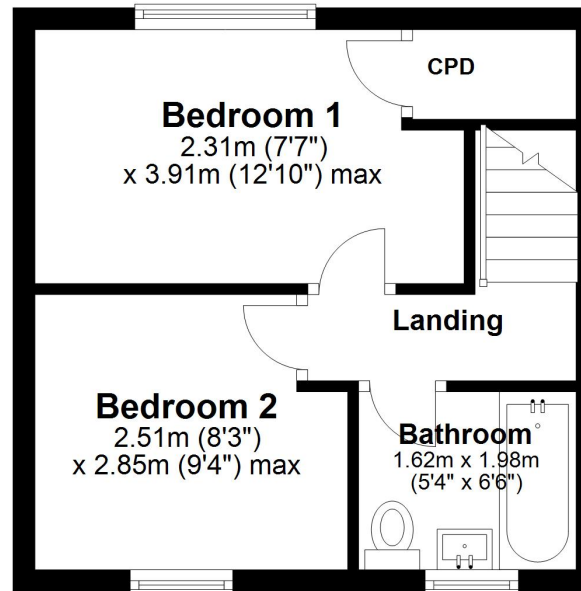
Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.8 sq. feet)



Total area: approx. 63.0 sq. metres (678.6 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.