



£350,000

www.westates.co.uk 01606 331784



- Contemporary Family Home
- Beautifully Presented
- Lounge Dining Room
- Breakfast Kitchen & Utility Room
- Four Bedrooms
- Two Bathrooms
- Terraced Gardens
- Parking for Three Cars

Description

A meticulously crafted, detached, and contemporary family residence, situated at the elevated end of a small cul-de-sac. The current owners have undergone a comprehensive renovation of both the interior and exterior of the property. The rear garden has been transformed into a series of terraces, effectively utilising the sloped terrain and creating a serene sanctuary to bask in the sun, given its south-facing orientation. The property is equipped with gas central heating and PVCu double-glazed windows and comprises: Entrance hall, a cloakroom/WC, a lounge dining room, a kitchen breakfast room, a utility room, an integral garage, a first-floor landing, a master bedroom with a spacious en-suite bathroom, three additional bedrooms, and a family bathroom. To the front of the property lies a block-paved driveway that provides ample parking for at least three vehicles. EV charging point.







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

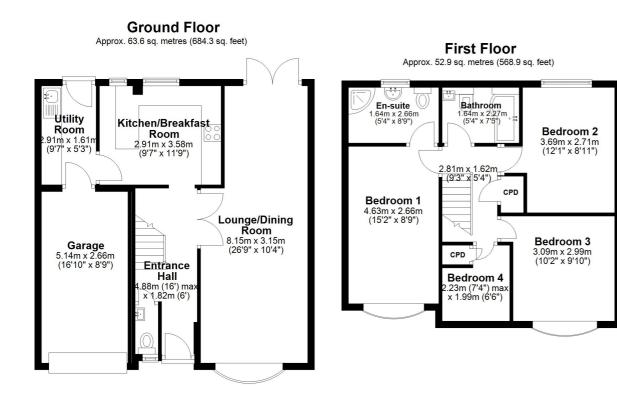
EPC Rating: C











Total area: approx. 116.4 sq. metres (1253.2 sq. feet)

Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA. Reg number 07682683. Director Andrew P Williams





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 firms employment has the authority to make or give any representation or warranty in respect of the property.





