



34, Sandown Crescent
Northwich CW8 2QW

£275,000

www.westates.co.uk
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A well proportioned, detached family home, located on a popular development

- Detached Family Home
- Two Reception Rooms
- Kitchen Breakfast Room
- Side Hall & WC
- Three Good Size Bedrooms
- Large Bathroom
- Front & Rear Gardens
- Garage & Driveway

Description

A well proportioned, detached family home, located on a popular development. The property is presented in a clean and tidy condition and has been owned by the same family for almost 58 years. Comprises: Reception porch, entrance hall, lounge, dining room, kitchen breakfast room, side hall, cloakroom/WC and garage on the ground floor and three good size bedrooms, large bathroom and landing on the first floor. Outside there is a low maintenance garden to the front along with a driveway and there is a mature garden to the rear.



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.

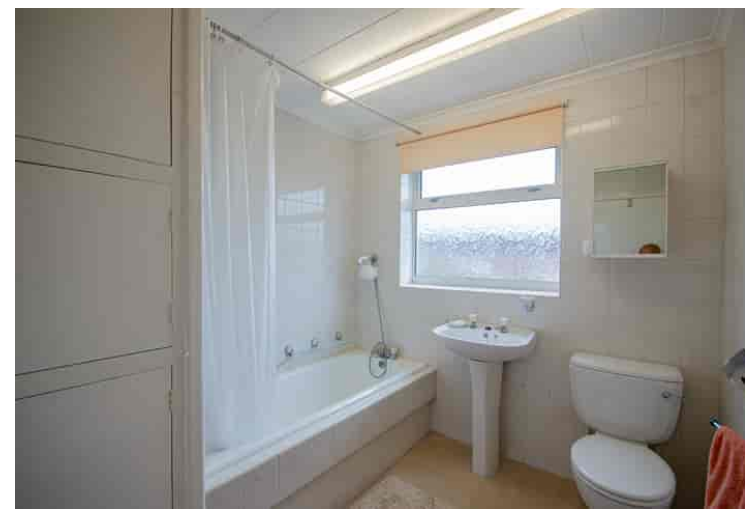
Tenure

FREEHOLD

EPC Rating:

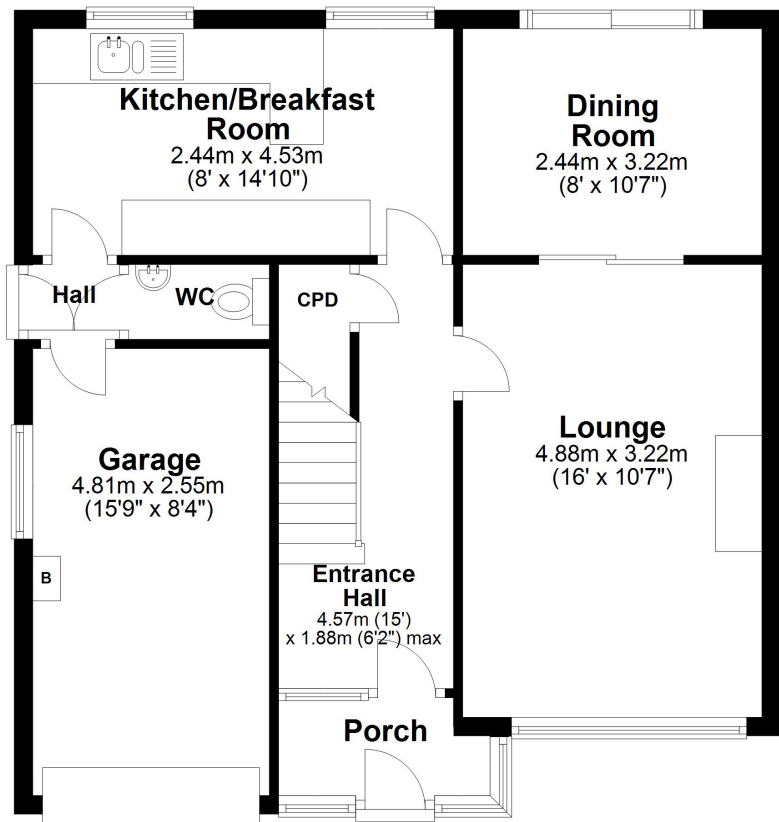
Important Notes

Type Here



Ground Floor

Main area: approx. 49.4 sq. metres (531.2 sq. feet)
Plus garages, approx. 12.3 sq. metres (131.9 sq. feet)

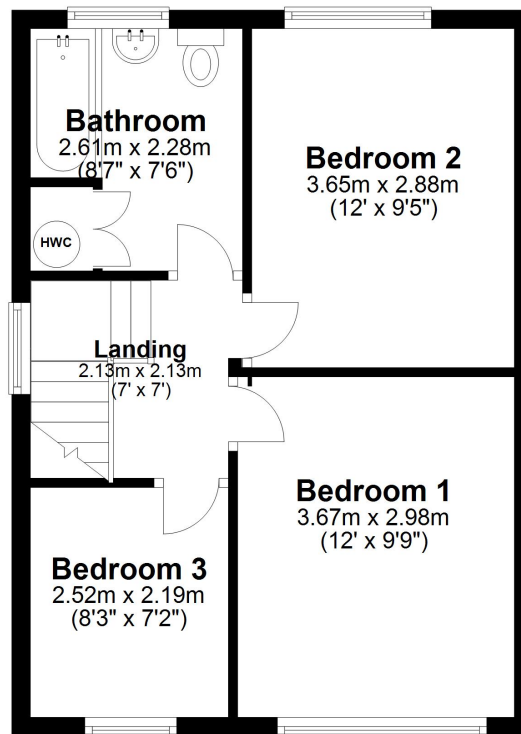


Main area: Approx. 88.4 sq. metres (951.1 sq. feet)

Plus garages, approx. 12.3 sq. metres (131.9 sq. feet)

First Floor

Approx. 39.0 sq. metres (419.9 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.