





A substantial detached family home on the eastern outskirts of northwich

- Substantial Detached House
- Two Reception Rooms
- Breakfast Kitchen & Utility Room
- Five Bedrooms
- Four Bathrooms
- Double Garage & Driveway
- Good Size Rear Garden

Description

A substantial detached home located on the eastern outskirts of Northwich, which is extremely convenient for access to the A556 and the region's motorway network. The accommodation is arranged over three floors and comprises: Entrance hall, cloakroom/WC, large dual aspect lounge, separate dining room, fully equipped kitchen breakfast room and utility room on the ground floor. Landing area, master bedroom with full en-suite bathroom, second bedroom with en-suite shower room, further bedroom and family bathroom on the first floor and two double bedrooms and a fourth bathroom on the second floor. Externally there is an attached double garage with driveway to the fore and a good size garden to the rear. The property offers unrivalled accommodation at the price point.



Location

There are a couple of local shops in the village, catering from most everyday needs along with a highly regarded local primary school. There are two nearby High Schools, the highly regarded County High School Leftwich and Rudheath Senior Academy. Local transport facilities could not be better served with the A556 immediately available with connections to the M6 Motorway, only six miles away. The Northern Line railway with trains from Chester to Manchester is accessible from either Northwich or nearby Lostock Gralam and The Mainline West Coast Railway is available from Hartford. Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

LEASEHOLD. Residue of 155 year lease. Ground rent £350 per annum. Service charge £104 per annum.

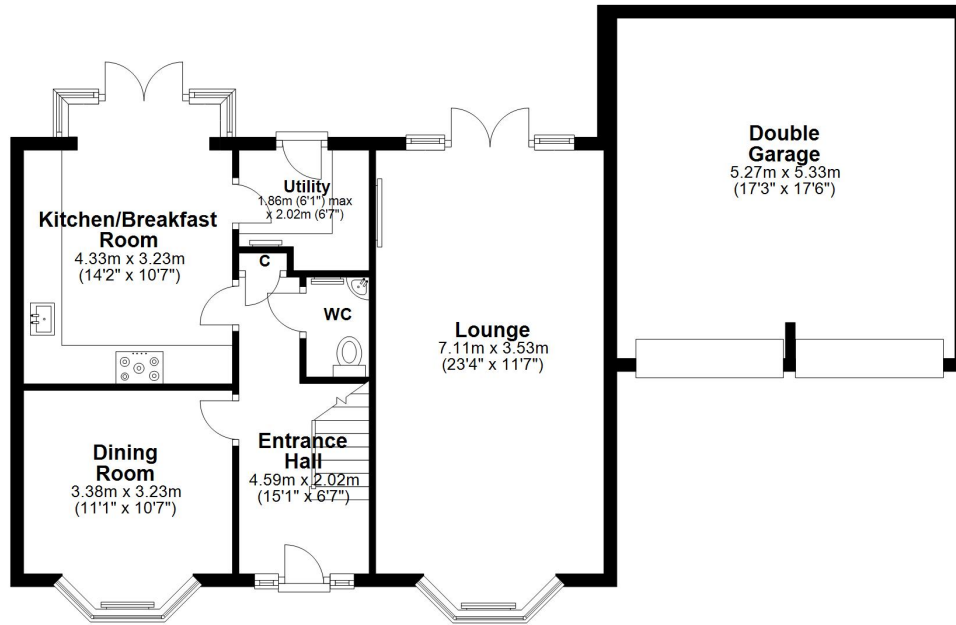
EPC Rating: B

Important Notes

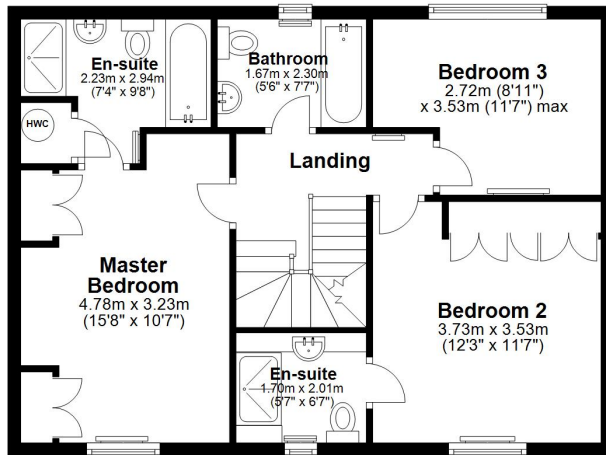
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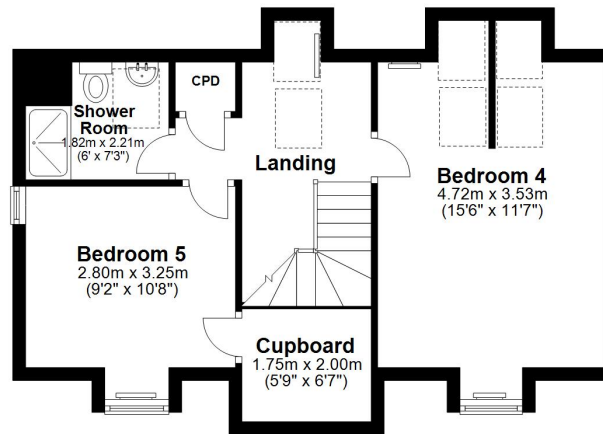
Ground Floor
 Main area: approx. 61.0 sq. metres (657.0 sq. feet)
 Plus garages, approx. 28.1 sq. metres (302.0 sq. feet)



First Floor
 Approx. 58.8 sq. metres (633.1 sq. feet)



Second Floor
 Approx. 46.5 sq. metres (500.8 sq. feet)



Main area: Approx. 166.4 sq. metres (1790.9 sq. feet)
 Plus garages, approx. 28.1 sq. metres (302.0 sq. feet)