





a particularly spacious detached family home on a popular development.

- Modern Detached Family Home
- Three Reception Rooms
- Kitchen & Utility Room
- Four Good Size Bedrooms
- Two Bath/Shower Rooms
- Mature Gardens
- Double Garage & Three Car Driveway

Description

A particularly spacious, detached family home, located on a popular development. The property is well presented throughout and features gas central heating and PVCu double glazed windows. Comprises: Entrance hall, cloakroom/WC, lounge, separate dining/reception room, open plan kitchen/dining & family room, conservatory, first floor landing, four good size bedrooms, en-suite shower room and family bathroom. Externally there are mature gardens along with an attached double garage and there is a three car driveway.



Location

The property is located on a popular development on the south west fringe of Northwich. There's an excellent range of shops on Mere Lane, 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 also a Shell petrol station with a mini Waitrose Supermarket and Define Wine shop and delicatessen both within walking distance. 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

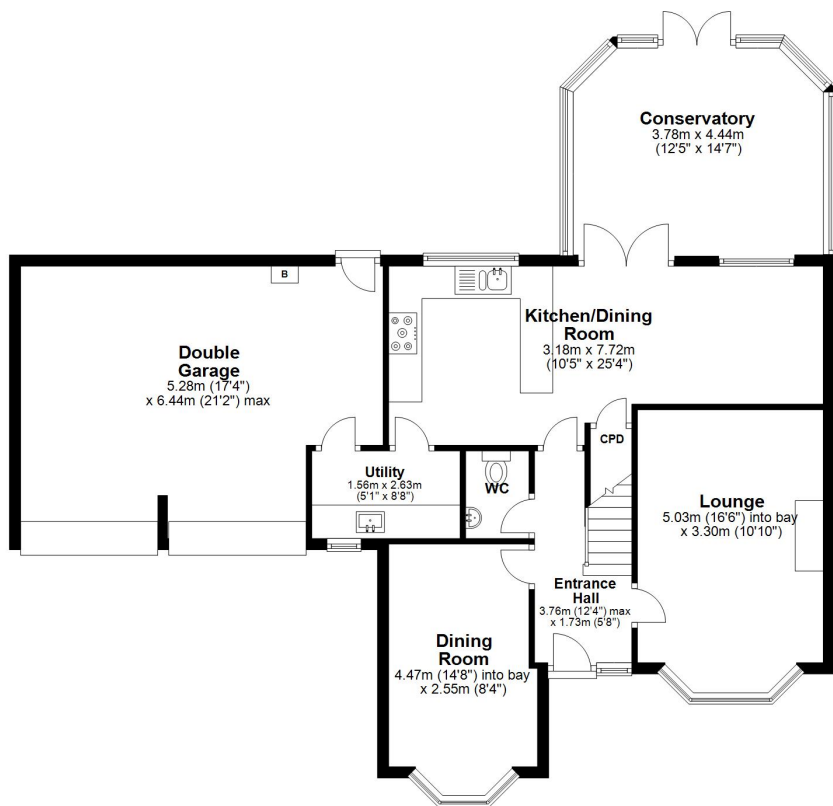
LEASEHOLD 999 years from 1 January 1998

EPC Rating:



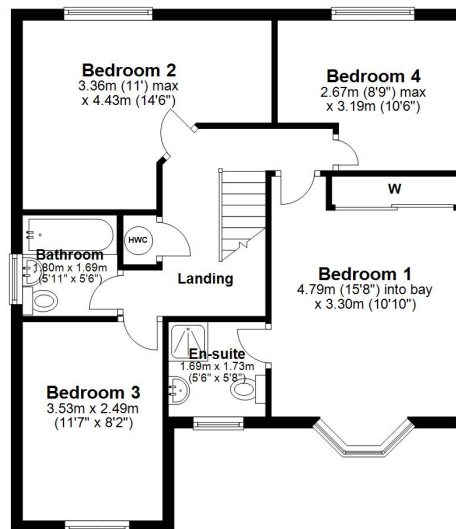
Ground Floor

Approx. 110.6 sq. metres (1191.0 sq. feet)



First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 169.8 sq. metres (1827.7 sq. feet)

