



53, Scarfell Crescent
Northwich CW9 8XD

£500,000

www.westates.co.uk
01606 331784



A well presented and well proportioned detached family home, located at the end of a cul-de-sac with a sunny south facing and non overlooked garden

- Expansive Living Room
- Converted Double Garage
- Kitchen, Dining & Family Room
- Utility Room & Cloakroom/WC
- Five Bedrooms
- Three Luxury Bathrooms
- Good Size Rear Garden

Description

A well presented and well proportioned detached family home, located at the end of a cul-de-sac with a sunny south facing and non overlooked garden. The current owners have converted the double garage into an additional large reception room, although the original garage doors are still intact. With gas central heating and PVCu double glazing comprises: Entrance hall, lounge, open plan kitchen, family & dining room, utility room and cloakroom on the ground floor along with a landing, five really good size bedrooms, two en-suite shower rooms and a four piece family bathroom on the first floor. In all the accommodation extends to approximately 2,000ft².



Location

Scarfell Crescent forms part of a small development, which is located on the edge of the village and adjacent to Kingsmead. local amenities are well catered for in Davenham and include a Spa supermarket, a selection of smaller shops, two public houses and the well regarded Davenham CE Primary School. Kingsmead also has a local centre with a good selection of shops, a pub and other facilities and also has its own, highly regarded primary school. The County High School Leftwich is the local high school and is currently rated excellent by Ofsted. Two railways 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 or Northwich station. The nearby A556 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles.

Tenure

FREEHOLD

EPC Rating: B

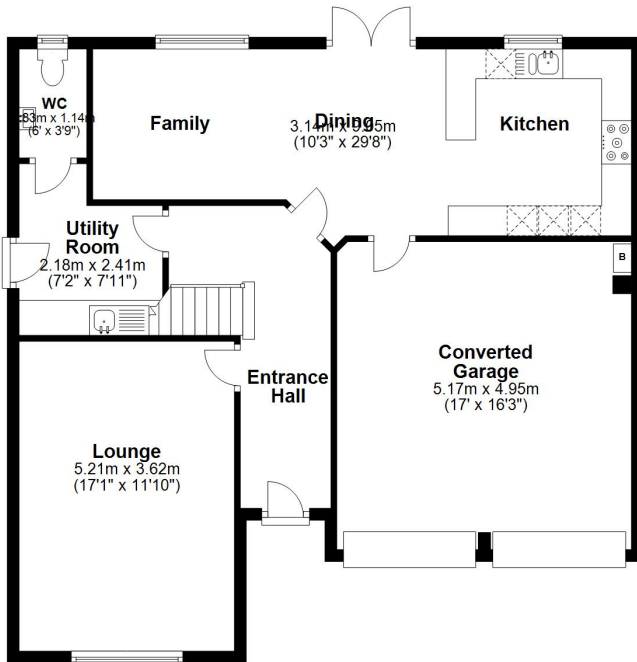
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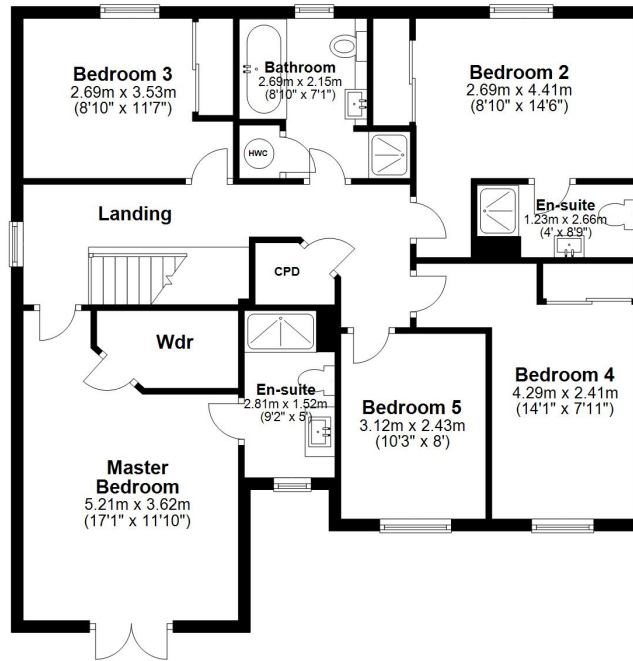
Ground Floor

Approx. 91.4 sq. metres (984.1 sq. feet)



First Floor

Approx. 91.4 sq. metres (984.1 sq. feet)



Total area: approx. 182.8 sq. metres (1968.1 sq. feet)



Boomin

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