





A large, four bedroom detached family home on a popular development and in need to updating and modernisation.

- Large Detached Family Home
- Three Reception Rooms
- Kitchen Breakfast Room & Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Double Garage & Driveway
- South Facing Garden

Description

Offering exceptional value for money, a large, detached family home on this popular development. The property is now in need of general updating and modernisation, which is reflected in the very competitive asking price. The spacious accommodation, comprises: Entrance hall, cloakroom/WC, lounge, separate dining room, study, kitchen breakfast room, large conservatory, utility room, integral double garage, first floor landing, four good size bedrooms, en-suite shower room and bathroom. Outside there is a double width driveway to the front and at the rear there is a south facing mature garden.



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:

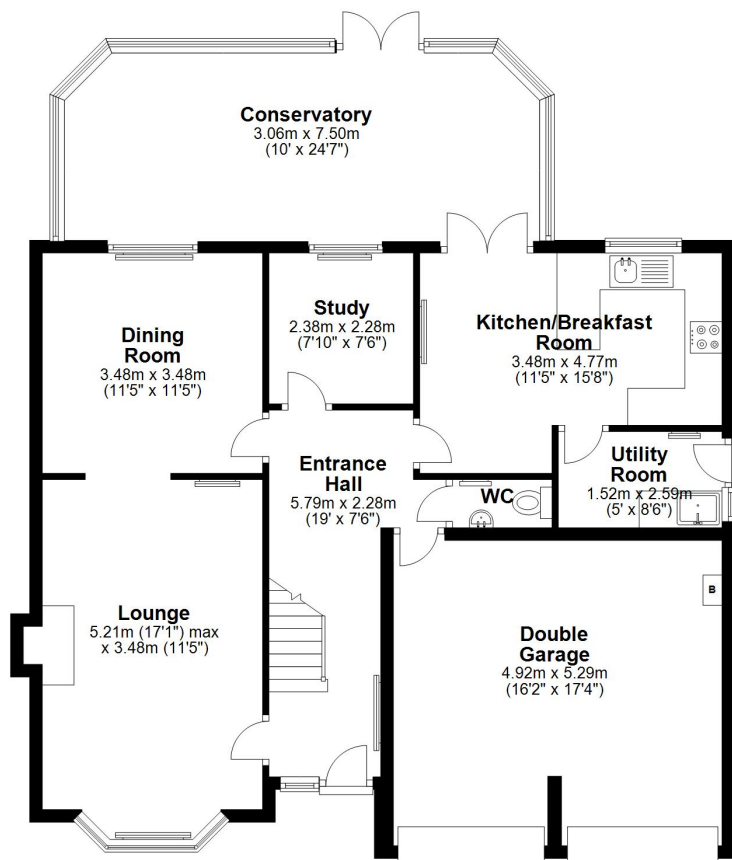
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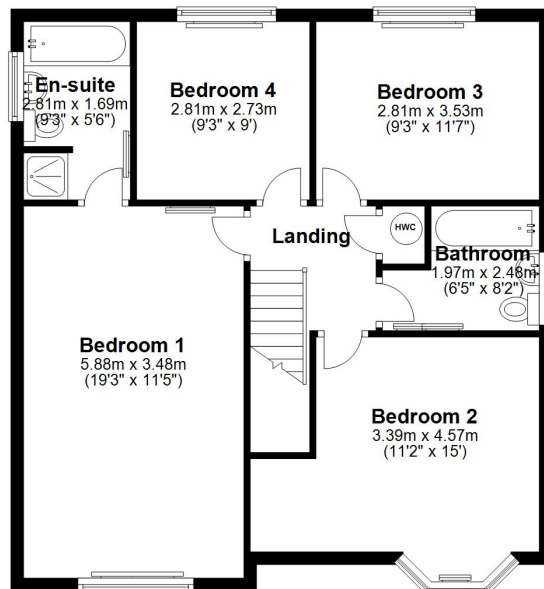
Ground Floor

Approx. 119.8 sq. metres (1289.3 sq. feet)



First Floor

Approx. 69.8 sq. metres (751.6 sq. feet)



Total area: approx. 189.6 sq. metres (2040.9 sq. feet)

