



46, The Crescent
Northwich CW8 3LQ

£170,000

www.westates.co.uk
01606 331784



A well presented three bedroom family home, located on the edge of the village with open countryside views to the rear.

- Well Presented Family Home
- Large Living Room
- Kitchen Dining Room
- Utility Room & WC
- Three Good Size Bedrooms
- Bathroom & WC
- Large Mature Gardens

Description

A well presented, family home, located on the edge of the village with open countryside views to the rear. The property is well decorated and features gas central heating and PVCu double glazed windows and comprises: Entrance hall, dual aspect living room, kitchen dining room with walk-in pantry, utility room and WC on the ground floor and landing, three good size bedroom, bathroom and WC on the first floor. The first floor is large than the ground floor as it extends over the side ginnel, Outside there are large mature gardens and unrestricted parking is available on the road.



Location

The property is located in the popular village of Weaverham, which lies some 3 miles west of Northwich. There are a fantastic range of local facilities including two shopping parades, both of which are within a short walk from the property. Three railway stations 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 Acton Bridge stations. 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 along with Weaverham High School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

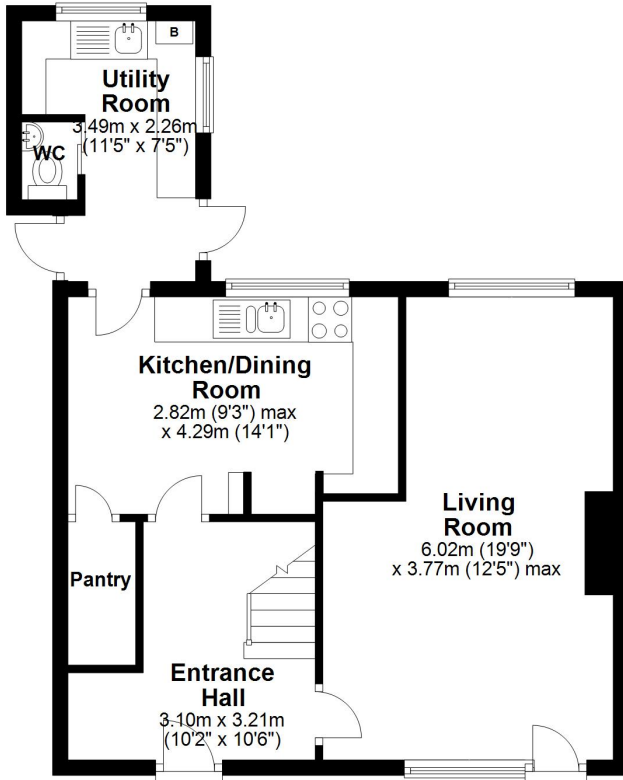
FREEHOLD

EPC Rating: D



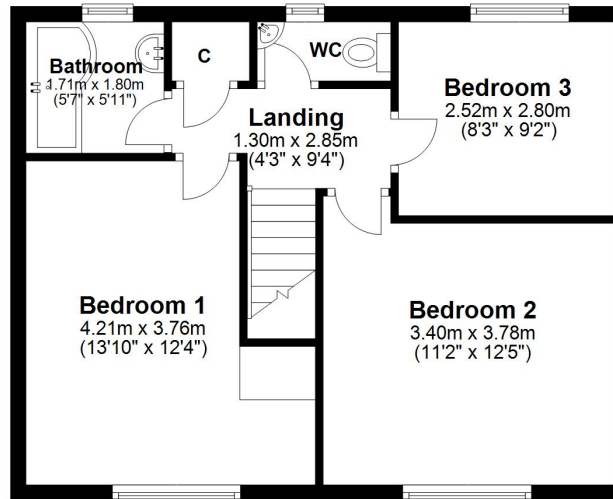
Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)



Boomin

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.