



Williams Estates

2, Sydney Street
Northwich CW8 4AP

£260,000

www.westates.co.uk

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A spacious, Edwardian bay fronted home on popular street.

- Extended Edwardian Home
- Two Large Reception Rooms
- Kitchen Breakfast Room
- Two 1st Floor Double Bedrooms
- Large Bathroom
- Converted Loft Room
- Small Rear Garden
- On Street Parking

Description

An extremely spacious, bay fronted, Edwardian end-terrace home on a popular residential street. The property features a large double storey extension to the rear, which incorporates the breakfast kitchen and second double bedroom. The loft was converted some 35 years ago, with a proper staircase leading off the first floor landing, however building regulations were not applied at the time. The current owners installed solar roof panels in 2009 and signed up to a transferable export tariff set at 43.3p for every kWh generated, compared to 3.79p per kWh generated at the end of scheme. Offered in good decorative order and with double glazed windows and gas central heating, comprises: Lounge, dining room, kitchen breakfast room, first floor landing, two first floor double bedrooms and large family bathroom and the converted loft room. Outside there is a small, private rear garden with outside WC and parking is available on the street.



Location

Local amenities are well catered for with a selection of shops on Chester Road, Castle and Sainsbury's Local is just round the corner on Chester Road. Two 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 station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where the area really excels is its range of excellent schools. The well regarded Grange private school is less than a mile away and both Hartford High and St Nicholas Catholic High School are within walking distance as are the four village primary schools; Hartford Primary School, St Wilfrid's Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

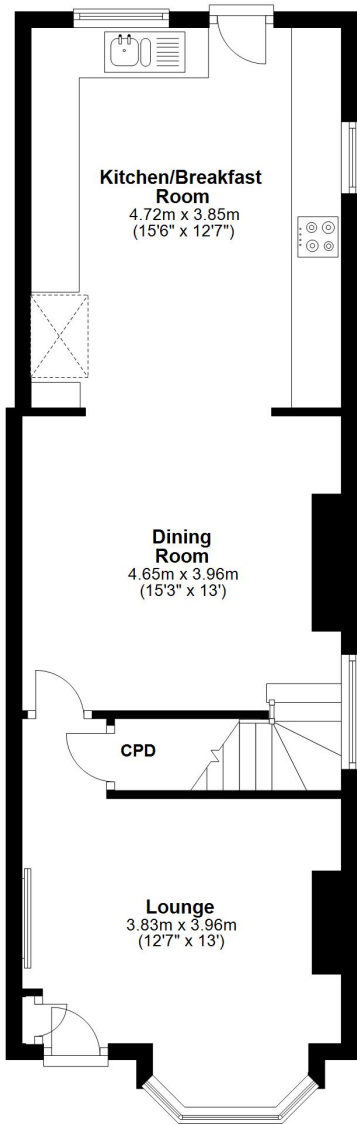
FREEHOLD

EPC Rating: D



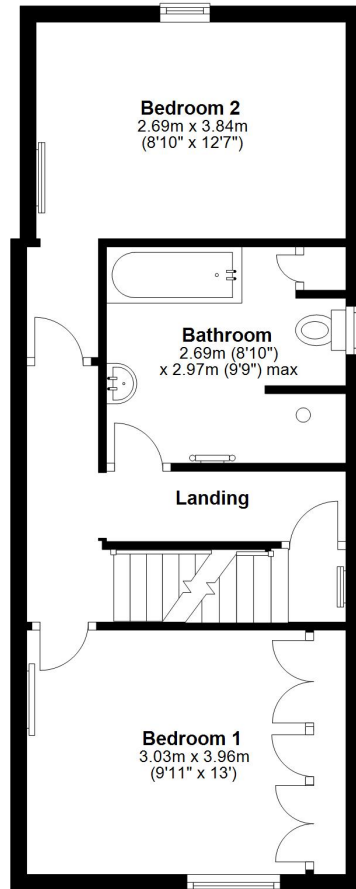
Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



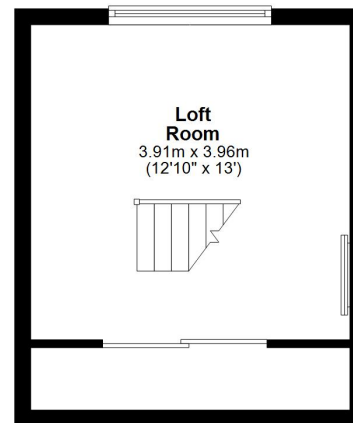
First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Second Floor

Approx. 18.9 sq. metres (203.8 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

