



**105, Cromwell Road**  
Northwich CW8 4BW

**£280,000**

**[www.westates.co.uk](http://www.westates.co.uk)**  
**01606 331784**





A traditional semi-detached family home, in need of general modernisation and updating.

- Traditional Semi-Detached Home
- In Need of Modernisation
- Two Reception Rooms
- Three Bedrooms
- Large Gardens
- Garage & Driveway

### Description

A traditional, semi-detached house, set in large gardens, which are not overlooked from the rear. The property is now in need of modernisation and updating, which is reflected in the very competitive asking price. The accommodation is well proportioned and there is considerable scope to extend both to the side and to the rear. Comprises: Reception porch, entrance hall, two separate reception rooms, kitchen, rear hall, shower and WC on the ground floor and three bedrooms, bathroom and landing on the first floor. There is a single garage and driveway to the side of the house.



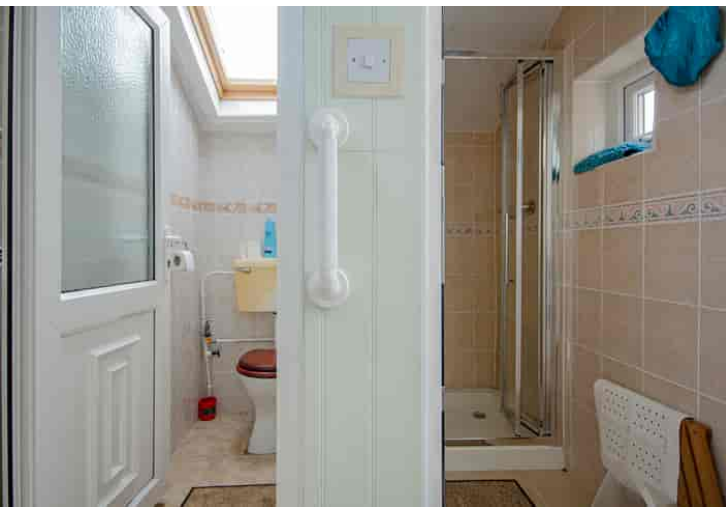
## Location

The property is located in a popular residential area with local shops and other facilities available on either Chester Road, Castle or Winnington Lane. Winnington Park Community Primary School (Ofsted Good) serves the area and there are two local high schools located in Hartford and Weaverham. 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 and Northwich stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented

## Tenure

FREEHOLD

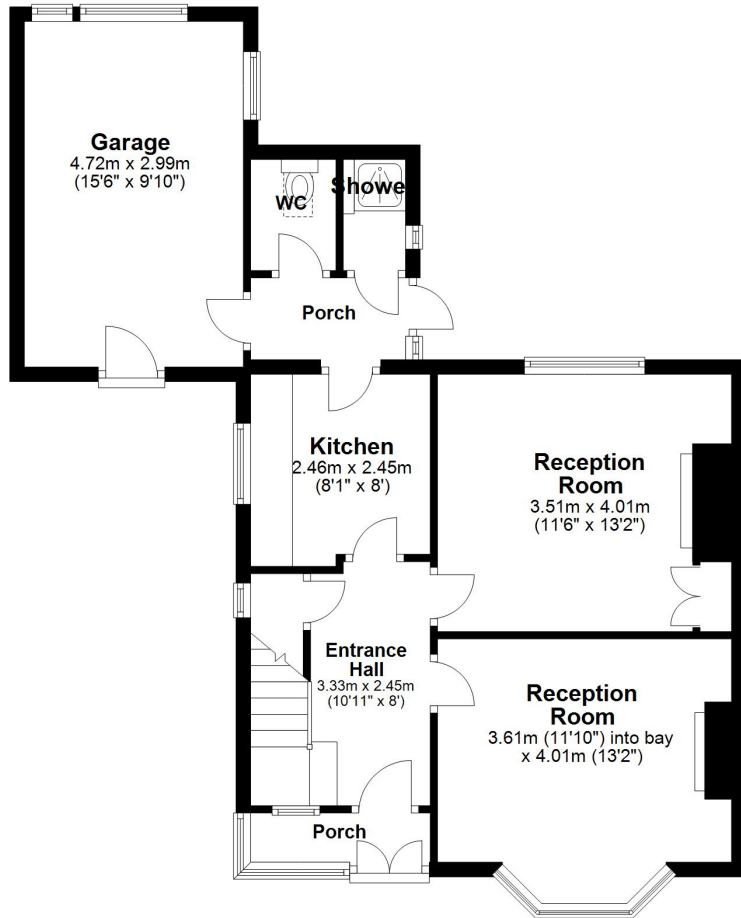
## EPC Rating:





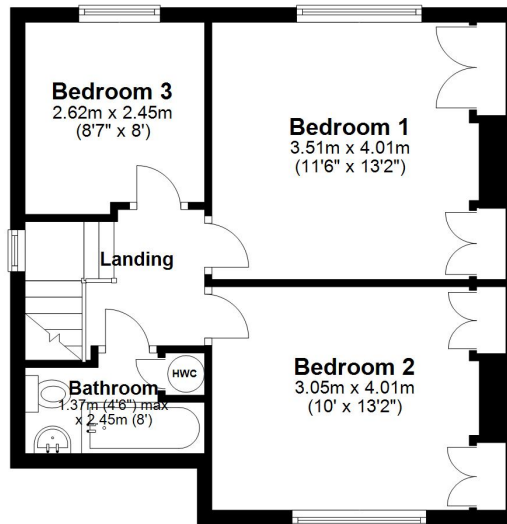
### Ground Floor

Approx. 64.6 sq. metres (695.2 sq. feet)



### First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 106.3 sq. metres (1144.3 sq. feet)



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.



**Boomin**