



**44, Hill Top Grange**  
Northwich CW9 8XB

**£625,000**

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An impressive, detached family home, which extends to nearly 2,400ft<sup>2</sup> and is situated on a popular development with a good size garden that backs onto a protected wood.

- Five Bedrooms
- Four Bathrooms
- Elegant Living Room
- Kitchen, Family & Dining Room
- Utility & Cloakroom
- Double Garage & Driveway
- Non Overlooked Garden

### Description

An impressive, detached family home, which extends to nearly 2,400ft<sup>2</sup>, it is situated on a popular development on the edge of the village and features a good size rear garden that backs onto a protected wood for maximum privacy. The accommodation is particularly spacious with an elegant living room, a large open plan living, dining and kitchen area with two sets of patio doors on to the garden and a utility room and cloakroom add to the ground floor space. Upstairs there is a landing with study area, five bedrooms and four bathrooms/shower rooms. Additionally there is an integral double garage with double width driveway to the front.



**Location**

Hill Top Grange 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.

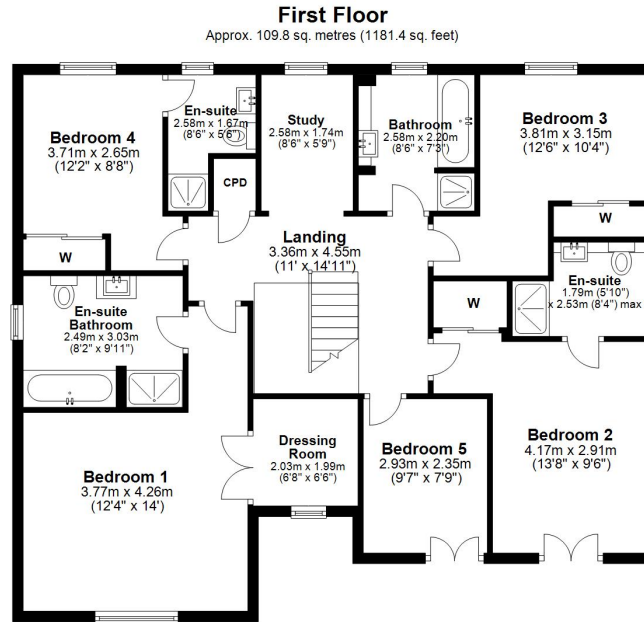
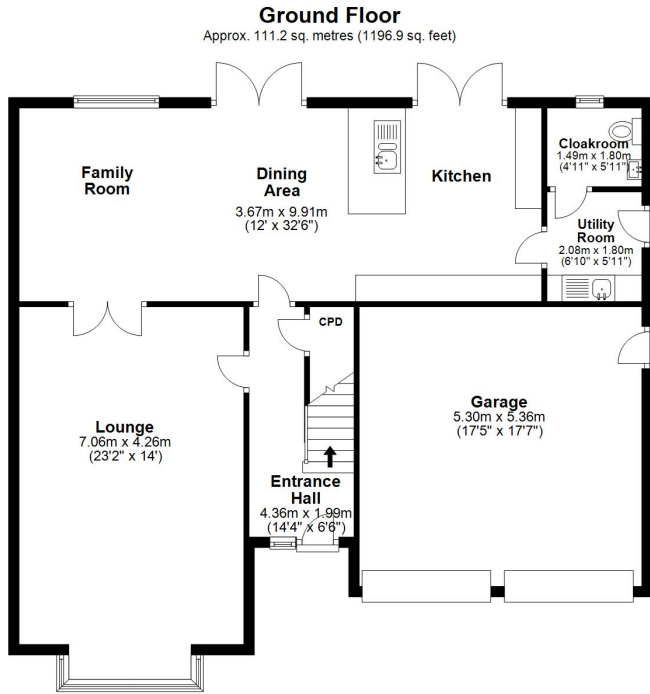
**Tenure**

LEASEHOLD 999 years from 1 January 2016

**EPC Rating: B**







Total area: approx. 221.0 sq. metres (2378.3 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.