



**1, Tarvin Close**  
Northwich CW9 8XL

**£525,000**

**[www.westates.co.uk](http://www.westates.co.uk)**  
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A much improved, detached family home on the fringe of the development.

- Immaculate Detached Family home
- Three Reception Rooms
- Kitchen & Utility Room
- Four Good Size Bedrooms
- Two Bath/Shower Rooms
- Landscaped Gardens
- Double Garage & Driveway

### Description

An immaculate, detached family home, located in a cul-de-sac position on the fringe of the development. The property has been greatly improved and features an upgraded kitchen, two upgraded bathrooms and there is a family room extension to the rear, which sits open plan to the kitchen dining room, creating a modern multi function social space. With gas central heating and PVCu double glazing, comprises: Entrance hall with cloaks cupboard, cloakroom/Wc, lounge, large kitchen dining room, family room, utility room, first floor landing, four good size bedrooms, en-suite shower room and bathroom. Externally there are landscaped gardens along with a detached double garage and double width driveway.



## Location

The property is situated on the popular Kingsmead development. Local amenities are well catered for with a good selection of shops and other facilities available at the Kingsmead local centre, which is also home to the very popular Kingfisher Public House. 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. Above all, where Northwich really excels is its range of excellent schools. Kingsmead has its own very well regarded and Ofsted rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofsted is within walking distance. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

## Tenure

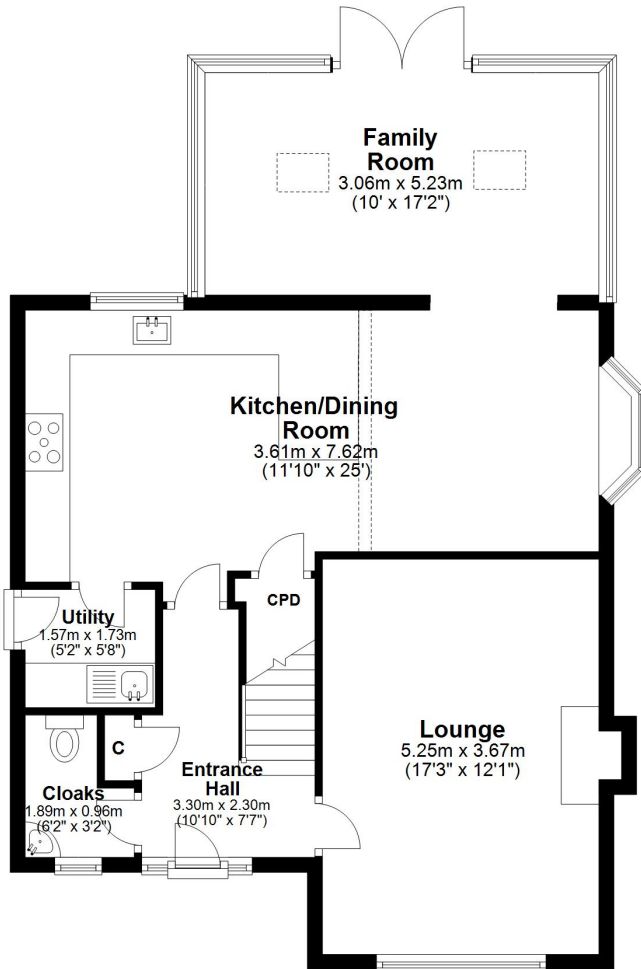
FREEHOLD

## EPC Rating:



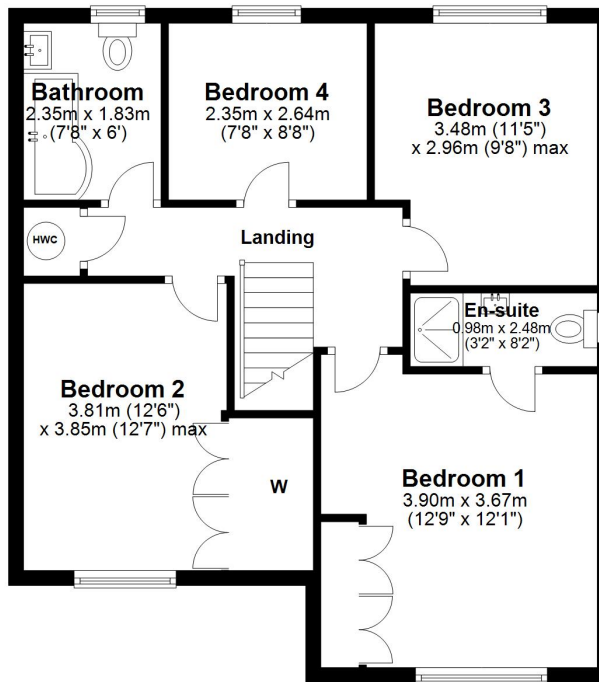
### Ground Floor

Approx. 76.8 sq. metres (827.0 sq. feet)



### First Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



Total area: approx. 136.9 sq. metres (1474.0 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.