



8, Crowmere Close
Northwich CW8 2ZF

offers Over £400,000

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An immaculately presented, detached family home in cul-de-sac position on a popular development.

- Detached Family Home
- Two Reception Rooms
- Conservatory
- Kitchen Dining Room
- Four Double Bedrooms
- Two Bath/Shower Rooms
- Well Kept Front & Rear Gardens
- Double Width Driveway

Description

An immaculately presented, detached family home, located in a cul-de-sac position on a very popular development. With gas central heating and PVCu double glazed windows, the property comprises: Entrance hall, cloakroom/Wc, lounge, dining room, conservatory, kitchen dining room, and store room on the ground floor and four double bedrooms, en-suite shower room, bathroom and landing on the first floor. Outside there are well kept front and rear gardens and there is a double width driveway with parking for at least two cars. NO ONWARD CHAIN



Location

The property is located on a popular development on the south west fringe of Northwich. There's an excellent range of shops on Mere Lane, where you will find a Spar Supermarket, Rowlands Pharmacy, Littlers Butchers, a couple of fast food takeaways and beauty salons/hairdresser. Sandiway Library is also in the centre. There is also a Shell petrol station with a mini Waitrose Supermarket and Define Wine shop and delicatessen both within walking distance. There is a railway station in Cuddington with trains running to Manchester and Chester and the main West Coast Main Line service is available from either Hartford or Acton Bridge, enabling access to London within two hours. 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 with Weaverham High School close by. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

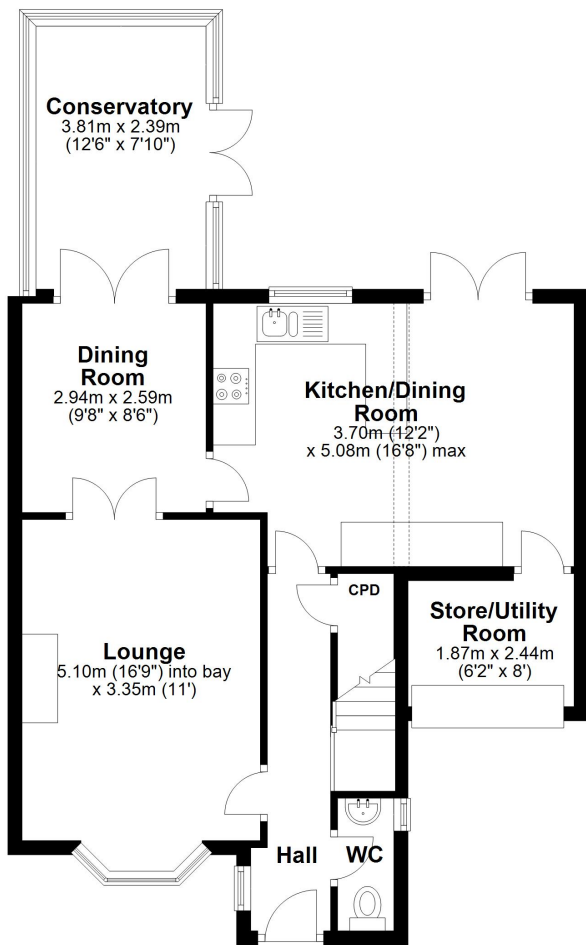
LEASEHOLD 999 years from 1 January 1998. Ground rent £220 per annum

EPC Rating: C



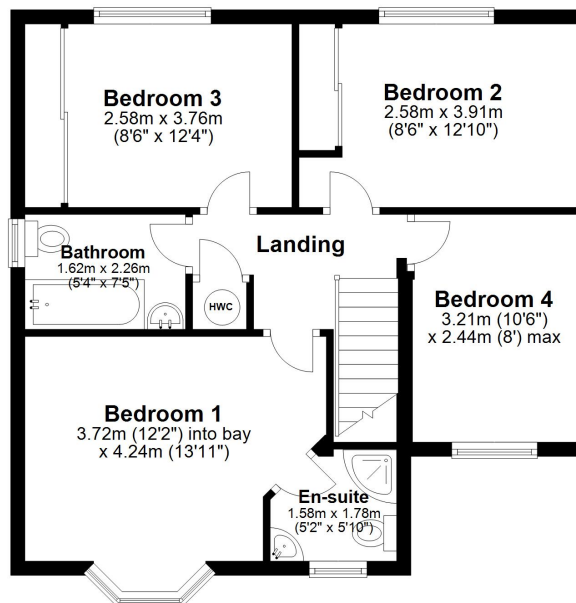
Ground Floor

Approx. 66.1 sq. metres (711.1 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



Total area: approx. 120.7 sq. metres (1299.7 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.