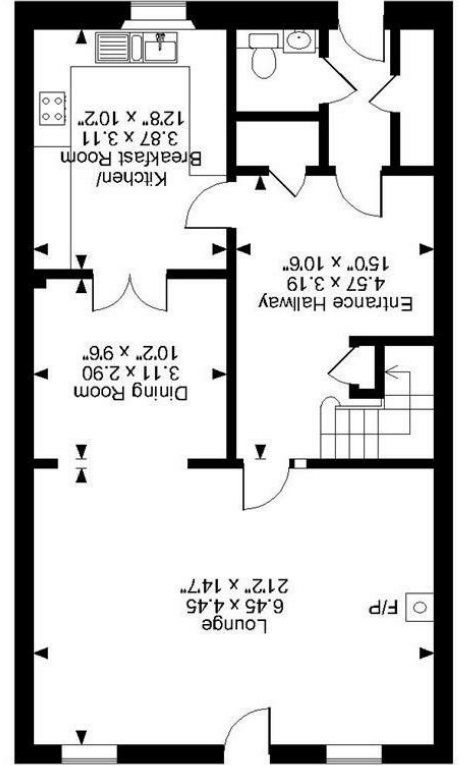


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

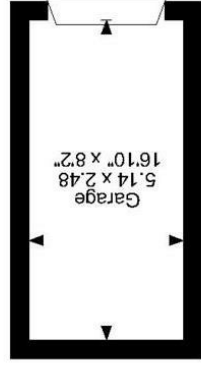
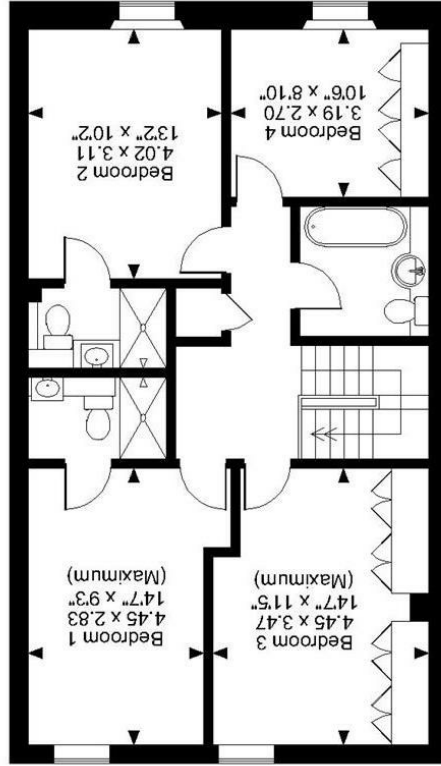
The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8581148/NGS

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

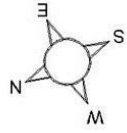
Ground Floor



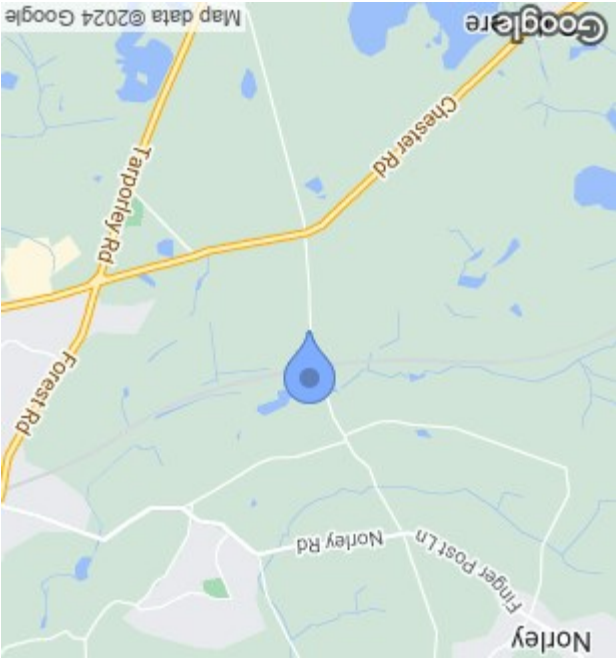
First Floor



Crabtree Green Court, Oakmere  
Main House = 1573 Sq Ft/146 Sq M  
Garage = 137 Sq Ft/13 Sq M  
Total = 1710 Sq Ft/159 Sq M



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	59
Potential	72



5 Crabtree Green Court Stoneyford Lane  
Oakmere  
Northwich  
Cheshire  
CW8 2WN

- 4
- 3
- 2

Asking Price

£400,000

Upon entering you are greeted by a remarkably generous and welcoming entrance hallway which provides access to the principal rooms on the ground floor and also provides a built-in under stairs storage cupboard and convenient downstairs w.c. Moving into the lounge, this particularly spacious reception room, which provides a log burner as the focal point of the space, is bathed in natural light through double windows and a central glass paneled door which leads out to the rear garden. The lounge flows open plan into the dining room, which boasts ample space for a good sized family dining table and leads conveniently through into the kitchen. The kitchen itself is sizable, overlooking the front aspect, and features cream Shaker style cabinets, wood block worktops and tiled flooring. An integral induction hob, canopy extractor, stainless steel eye-level double oven and microwave and space for an American Style Fridge-Freezer.

Up to the First Floor, the master bedroom is a wonderfully spacious double bedroom which benefits from the addition of an en suite shower room which is fully tiled and boasts a modern white suite. The second bedroom mirrors the master, complete with an ensuite shower room, and two additional rooms share the modern master bathroom which offers a charming roll top, free standing bath.

Stepping outside, the property features an attractive paved terrace accessed from the lounge, leading to the lawned garden with beautifully stocked, mature borders. The front of the property showcases well-established and thoughtfully chosen shrubs and planting, with allocated parking space for two vehicles and a detached single garage.

