



***River Retreat, Sandy Lane, Weaverham, Northwich, Cheshire,  
CW8 3PX  
Offers over £450,000***

*Prepare to be wowed by this stunning rural gem, with stunning views over looking the River Weaver. Set on a FABULOUS plot with a detached garage! Located on the fringe of the picturesque village of Weaverham, which offers a fantastic selection of shops, restaurants, pubs, and all the amenities you could need, as well as highly regarded local schools. The perfect mix of countryside charm and modern convenience! This interior offers a thoughtful layout, including a welcoming porch, hallway, dining room, lounge with stunning views over the River, dining room, a well-appointed, recently fitted kitchen, bedroom and shower room. Whilst upstairs, you will find two further bedrooms and ensuite bathroom. The property also benefits from having mooring rights.*

## **Accommodation**

### **ENTRANCE PORCH**

*Built on a dwarf wall with a door leading to the inviting entrance hall.*

### **ENTRANCE HALL**

*Laminate flooring and wall mounted radiator. Doors lead to the dining room, lounge, bedroom and shower room. Stairs rise to the first floor.*

### **LOUNGE 15' 0" x 18' 11" (4.59m x 5.78m)**

*The lounge is situated to the rear of the property and has patio doors to the rear so you can admire the stunning views. Wall mounted radiators.*

### **DINING ROOM 10' 11" x 12' 8" (3.34m x 3.88m)**

*With a double glazed window to the front elevation and wall mounted radiator.*

### **BREAKFAST KITCHEN 14' 3" x 13' 5" (4.35m x 4.11m)**

*With a double glazed window to the front elevation and a door leads to the side elevation. Recently fitted with a range of base and wall units with roll top worksurfaces over incorporating a sink unit and mixer tap. Integrated double oven and hob with extraction over, fridge freezer and dishwasher, space and plumbing for washing machine. Inset spot lighting, wall mounted radiator and a cupboard providing storage.*

### **BEDROOM TWO 10' 2" x 11' 1" (3.11m x 3.38m)**

*With a double glazed window to the rear elevation and wall mounted radiator. Wardrobes providing hanging and storage space.*

### **SHOWER ROOM**

*With an opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Cupboard housing water tank and providing storage, wall mounted radiator and tiled walls and flooring.*

### **LANDING**

*A galleried landing with feature sky light, eaves storage and access to both of the bedrooms.*

### **BEDROOM ONE 19' 8" x 12' 2" (6.18m x 3.72m)**

*With a double glazed windows to the front and rear elevations. Wall mounted radiator, ample storage and a door leads to the en-suite.*

### **EN-SUITE**

*With a feature sky light. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, tiled walls and tiled flooring.*

### **BEDROOM THREE 10' 4" x 7' 9" (3.17m x 2.37m)**

*With a double glazed window to the rear elevation and wall mounted radiator.*



### **EXTERNALLY**

*If you like a taste of the 'good life' then this is what you have been looking for! This fabulous plot offers peace and tranquility and an area to grow your own food. The property is accessed via gates which lead to the driveway which provides off road parking. A double detached garage with ground and first floor space, ideal if you work from home. Laid to lawn with well stocked borders and a fabulous vegetable patch! Side access leads to the boiler room which houses the boiler and to the rear garden. WOW! A tiered garden which leads to the Moorings, well stocked borders and seating areas to admire the stunning views over the river and beyond.*





Total area: approx. 199.4 sq. metres (2146.8 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.