



12 Ash Grove, Weaverham, Northwich, Cheshire, CW8 3EL
Offers over £240,000

This semi detached home is situated on a fabulous plot in a cul de sac location will surely make a fantastic family home. With the accommodation comprising of an entrance hall, lounge, kitchen and stunning Orangery to the ground floor whilst to the first floor are three bedrooms and a shower room. The brick built 'outhouses' provide useful storage, utility area and WC. To the front is access to the front and to the rear is laid to lawn, feature decked area, detached garage and parking. This is a fantastic area for entertaining. Viewing a must to fully appreciate.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, useful under stairs storage, wall mounted radiator, doors to the lounge and kitchen and stairs rise to the first floor.

LOUNGE 12' x 19' 3" (3.66m x 5.87m)

With a double glazed window to the front elevation, wall mounted radiator, feature gas fire and double glazed doors lead to the Orangery.

KITCHEN 11' 3" x 10' 2" (3.43m x 3.1m)

With a double glazed window to the rear elevation and a door leads to the rear hall. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap, integrated oven and hob, space for fridge freezer.

ORANAGERY 9' 9" x 21' 9" (2.97m x 6.63m)

A fantastic addition to this lovely home. Built on a dwarf wall with double glazed French doors which lead to the garden.

REAR HALL

With a door that leads to the garden. With a useful storage shed, utility area, with plumbing for washing machine and space for dryer, fridge freezer, guest WC.

LANDING

With a double glazed window to the front elevation, loft access and doors to all rooms.

BEDROOM ONE 10' 2" x 11' 9" (3.1m x 3.58m)

With a double glazed window to the rear elevation, wall mounted radiator. A cupboard provides storage.

BEDROOM TWO 9' 2" x 12' 0" (2.79m x 3.66m)

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

BEDROOM THREE 9' 7" x 7' 0" (2.92m x 2.13m)

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

SHOWER ROOM

With opaque windows to the side and rear elevations. Fitted with a low level WC, hand wash basin and shower cubicle and shower, wall mounted radiator.

EXTERNALLY

To the front is a paved court yard and access to the entrance door. To the rear is a fabulous garden, laid to lawn, with feature decked area's, well established shrubs and trees. A detached garage and off road parking. A fantastic garden for entertaining and a safe haven for children playing.





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