



**GASCOIGNE
HALMAN**

61 Weaverham Road, Sandiway

**Guide Price
£450,000.00**

THE AREA'S LEADING ESTATE AGENCY



Ideally located in a central non estate position within strolling distance of primary schools, shops and playing field, spacious detached house with mature garden, bespoke garden office and no chain

Property details

- Large detached house in centre of hugely popular village
- Competitive price, no ongoing chain
- Impressive plot of 0.11 acre with mature rear garden
- Bespoke insulated detached garden room or office with wired network
- Four bedrooms, en suite and family bathroom
- Three reception rooms
- Kitchen overlooking garden
- Very practical design with integral garage and workshop utility
- Overall square footage of 1954 including garden room
- First time offered to market in nineteen years



About this property

COMMENT FROM ROBERT REED OF GASCOIGNE HALMAN

There are many many songs that refer to first time you encountered a particular place and how it made you feel. I have always had a soft spot for Sandiway as it was the first village myself and my parents explored when the family were moving to Cheshire from North Wales. We all instantly loved the feel of the village, the amenities it offered and how central it was for key areas of commerce. I then of course became an estate agent and ever since that point have enjoyed offering buyers the chance to agree with my original analysis!

This super home has several advantages. The first it its location and plot. The position is ideal being within walking distance of all amenities and benefitting from an individual position not on a housing estate. Likewise the plot is a good size, 0.11 acre in total and is notably mature and established.

The current owners have invested into key areas, with a notable recent change being the striking render to the front and the installation of contemporary high quality double glazing throughout. This combines aesthetic appeal with practicality and eco efficiency.



Internally, there is lots of flexibility with four bedrooms, two bathrooms, three receptions, a well fitted kitchen and ample storage by virtue of integral garage, workshop and utility. The real wow feature outside is the bespoke insulated, high specification garden room, which is used by the present owner as a home office. This is bang on trend and offers a great adaptable option.

The house has been priced at a deliberately competitive level and is offered with no chain.

For a personal description or to book a viewing appointment, please contact the Gascoigne Halman Tarporley office.

DIRECTIONS

Leaving the agents Tarporley office drive along Tarporley High Street in the direction of Chester. Upon reaching the roundabout take the third exit, turning right onto the A49 towards Northwich and continue along passing through the village of Cotebrook, passing the Fox and Barrel and BP petrol station on the right, Tarporley Garden Centre on the left and The Hollies Farm Shop on the right-hand side. Continue until reaching the Sandiway crossroads with the petrol station in front of you. Take a right turn onto the A556 in the direction of Manchester. Pass the Shell, then the Jones Homes development, then a row of attractive period houses, all on the left. Just after the Hollybank Vets surgery take a left turn onto Weaverham Road. Proceed down and the property will be found on the left.







DIRECTIONS

CW8 2NF

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West & Chester BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

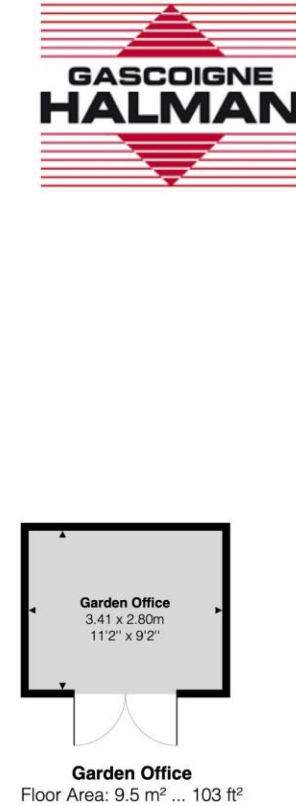
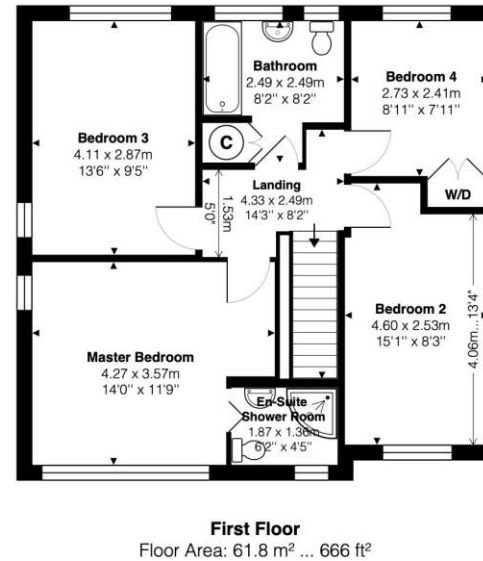
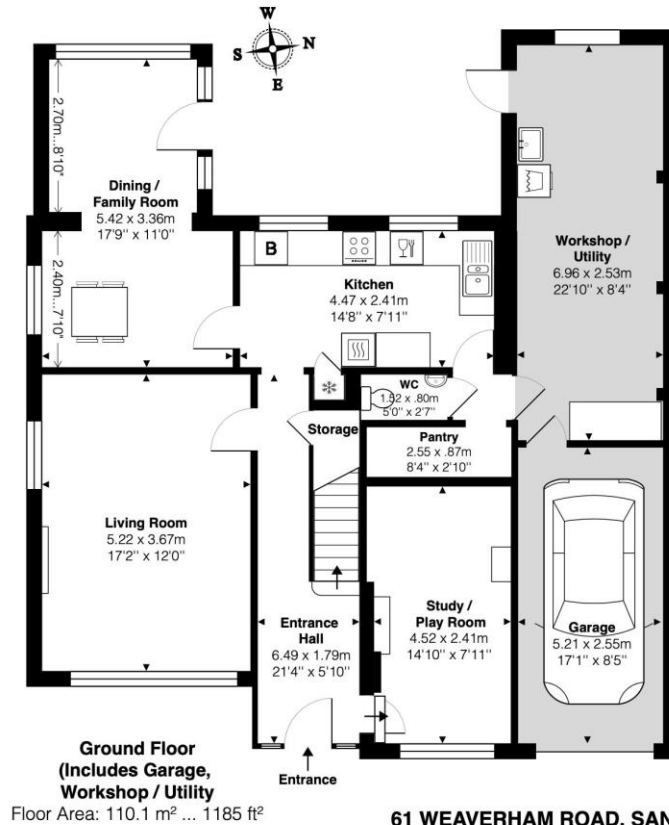
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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61 WEAVERHAM ROAD, SANDIWAY, NORTHWICH, CHESHIRE, CW8 2NF

Approximate Gross Internal Area: 181.5 m² ... 1954 ft² Includes Garage, Workshop / Utility, Garden Office

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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