



VINCENT JAMES  
ESTATE AGENTS



£1,400 Per month









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# Waterboard House Middlewich Road

Northwich, CW8 2HR

- Charming Three Bedroom Detached Property
- Excellent Road Network Links and Railway Links for commuting
- Utility Room
- Garden Laid Mainly to Lawn
- Modern Fitted Bathroom & Kitchen
- Picturesque Rural Village of Delamere
- Off Road Car Parking
- Two Reception Rooms
- uPVC Double-Glazed throughout
- To be Let on an Unfurnished Basis

This charming detached home is set in a picturesque location surrounded by fields and woodland. Benefiting from Calor gas central heating and UPVC double glazing, the property offers well-presented accommodation comprising: entrance vestibule, hallway, a dining room with beautiful parquet flooring, a cosy living room featuring a log burner with York stone hearth, a modern fitted kitchen, and a utility room.

Upstairs, there are three bedrooms and a contemporary family bathroom with shower over bath.

Externally, the property boasts well-maintained gardens with flower beds, a lawned area, a paved patio, and parking for two vehicles.

To be let on an unfurnished basis.

EPC Rating: F

Council Tax Band: D

Rent excludes the Tenancy Deposit and any other permitted payments. Please contact us for further information.



Hallway

Dining Room

Lounge

Kitchen

Entrance Vestibule

Utility Room

Stairs & Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

External





## Location

LOCATION GOES IN HERE





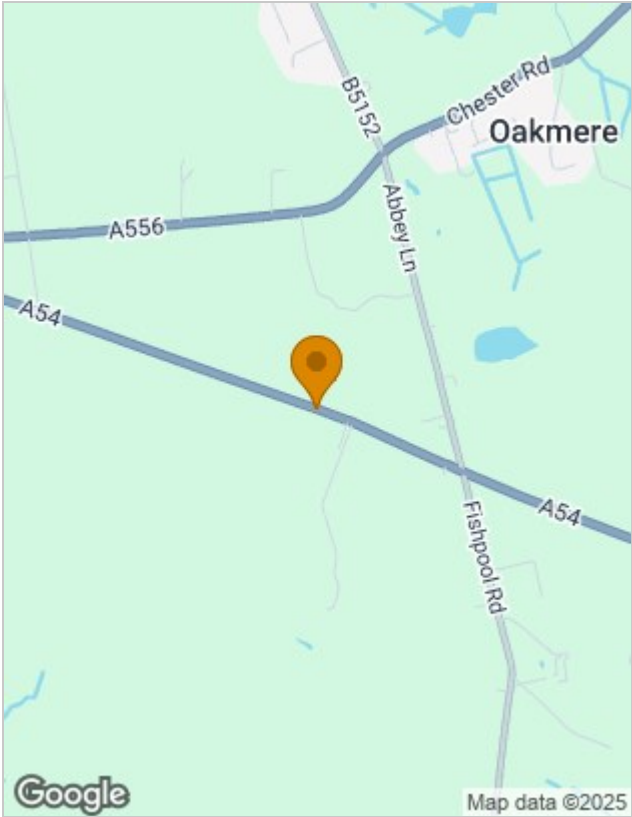




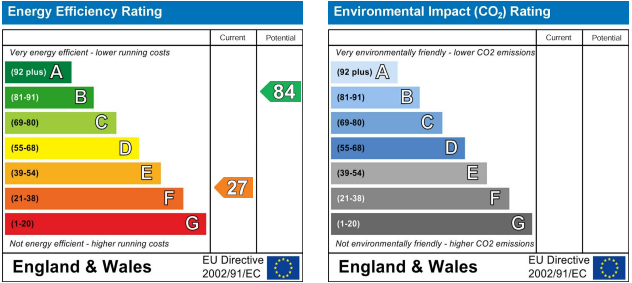
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Vincent James Estate Agents Northwich Office on 01606 663939 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.