

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS IN THE REGION OF £465,000



30 MAYFAIR DRIVE
KINGSMEAD
NORTHWICH
CW9 8GF



COUNCIL TAX BAND: E



Situated at the end of the cul-de-sac, this property has been modernised throughout. Particular mention must be made of the open plan kitchen/dining/living room with solid marble tops and French doors leading the private rear garden.

Accommodation boasts entrance hallway, lounge, integral garage with internal access, downstairs WC and the spacious open plan kitchen/dining room. Three double bedrooms, a single bedroom and a three piece family bathroom can be found upstairs followed by a double driveway to the front aspect and a partly block paved, partly lawned, east facing garden to the rear aspect.

Located within close proximity to schools such as Kingsmead and of course Sir John Deans Sixth Form College, this property is a perfect match for growing families.

Local train stations include Greenbank, Hartford and Northwich, all located within a 2 mile radius and Davenham is conveniently located within close proximity to the A556 connecting you to the M56 and M6 motorways, ideal for commuters into Manchester, Liverpool and London.

Externally

Double driveway, partly block paved, partly lawned garden and one wall mounted light point to the front aspect. Block paved path leading to the rear aspect. Gas and electric meters located to the side aspect.

Entrance Hallway

Entered via frosted glass panelled UPVC door, laminate flooring, single radiator and three ceiling light points.

Lounge

Large double glazed window to the front aspect, two single radiators, gas fire, TV aerial point and one ceiling light point.

Garage

Concrete flooring, low-level units with space for washing machine, tumble dryer and freezer, sink, wall mounted combi boiler and one ceiling light point.

WC

Laminate flooring, toilet, sink, single radiator, frosted double glazed window to the side aspect and one ceiling light point.

Open Plan Kitchen/Dining/Living Room

Laminate flooring, low-level and eye-level units with solid marble tops, integrated double Neff oven and induction hob. Zanussi extractor fan, sink with drainer, double glazed windows to the front aspect, French doors leading to east facing garden, tv aerial point and 18 ceiling spotlights.

Landing

Large double glazed window to the side aspect, loft hatch and one ceiling light point.

Bedroom One

Three large double glazed windows to the front aspect, single radiator, built-in double wardrobes, door leading to ensuite shower room and one ceiling light point.

En-Suite Shower Room

Tiled flooring, walk-in power shower cubicle, sink, toilet, frosted double glazed window to the front aspect, ceiling mounted extractor fan and five ceiling spotlights.

Bedroom Two

Large double glazed windows to the rear aspect, single radiator, TV aerial point and one ceiling light point.

Bedroom Three

Large double glazed window to the rear aspect, single radiator, fitted wardrobes and overhead storage, TV aerial point and one ceiling light point.

Bedroom Four

Large double glazed window to the rear aspect, single radiator, TV aerial point and one ceiling light point.

Family Bathroom

Laminate flooring, floor to ceiling tiles, bath with power shower over, toilet, sink with vanity storage, heated towel rail, frosted double glazed window to the side aspect, ceiling mounted extractor fan and six ceiling spotlights.