



Wright Marshall
Estate Agents

16 CHURCH MEADOWS, LITTLE LEIGH,
NORTHWICH CW8 4SB

OFFERS IN THE REGION OF £510,000



Spacious chain free family home with a brand new single storey family room extension, available in Little Leigh

Description

Purchased by the current vendors in 2014, this large family home is positioned at the end of the cul-de-sac and has been modernised throughout.

Located in the heart of Little Leigh and only a short walk away from Little Leigh primary school, this property is the perfect opportunity for a growing family.

Particular mention must be made of the brand new family room extension creating an extra 200 square feet of usable space with tri-fold doors to the rear garden, flooding the room with natural light which the current vendors adore, perfect for relaxing while the kids occupy themselves in the play room or the lounge.

Accommodation downstairs comprises entrance hallway through lounge with understairs storage, a large double glazed window to the front aspect and French doors to the open plan kitchen/dining room. The downstairs WC and play room are also located off the entrance hallway and the kitchen has a range of low level and eye level units, one of which houses the combi boiler. Integrated appliances include the double oven and gas hob, microwave and sink and there is also space for a family sized dishwasher, fridge-freezer and washing machine.

Accommodation upstairs comprises three double bedrooms, all of which benefit from a built in wardrobe and double glazed windows. The en-suite shower room to the master bedroom has recently been replaced with a beautiful floor to ceiling tiled three piece wet room with a frosted double glazed window to the rear aspect. Finally there is also a three piece modern family bathroom and a fourth bedroom/study.

Externally the driveway is large enough for two vehicles and there is further on street parking available. There is a gate to the side aspect where further storage space can be found and the rear lawned garden with a hidden private seating area behind the lounge extension.

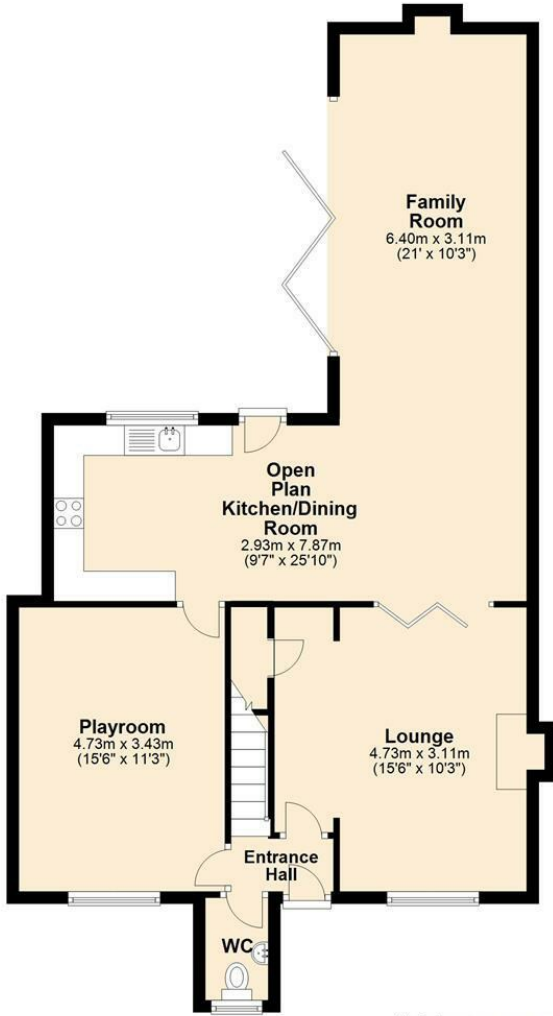
Little Leigh is a quiet rural village located just outside of Northwich. Located within walking distance to the River Weaver, the village has an abundance of country walks and is located within close proximity to fantastic commuter links including the A49 connecting you to the M56 and M6 motorways.

Acton Bridge train station (Birmingham- Liverpool) is only a 7 minute drive away and Cuddington train station (Chester-Manchester) is only a 10 minute drive away.

Local pubs include the Riverside Inn just up the road in Acton Bridge and the Spinner and Burgamot in Comberbach which is only a 15 minute drive away.

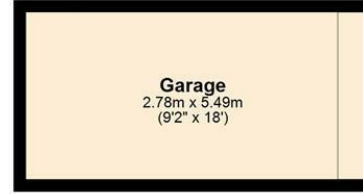
Ground Floor

Approx. 85.8 sq. metres (923.8 sq. feet)



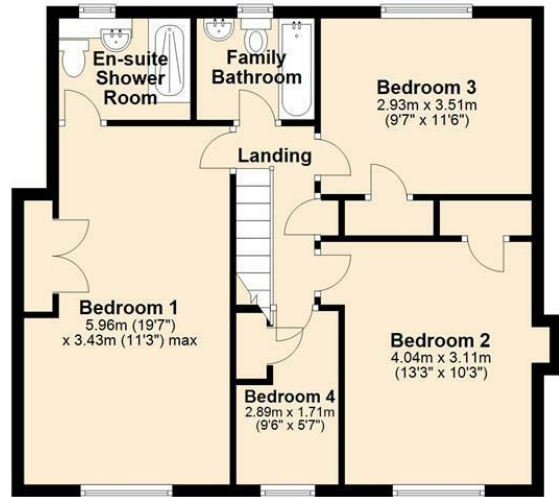
Ground Floor

Approx. 15.3 sq. metres (164.4 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.7 sq. feet)



Total area: approx. 164.8 sq. metres (1773.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements