



Wright Marshall
Estate Agents

ARDERN WITHENS LANE, WEAVERHAM,
NORTHWICH CW8 3HX

OFFERS IN THE REGION OF £290,000



Spacious chain free bungalow located within walking distance to the centre of Weaverham

Description

Purchased by the late vendor in July 1993, this property is available with no vendor chain.

Ardern is located off Lime Avenue in a sort after location within strolling distance of Northwich Road and all the local amenities which Weaverham has to offer.

As you approach the property you are greeted by a large tarmacked driveway for multiple vehicles and a large lawned garden to the front aspect positioning the bungalow slightly set back from Withens Lane creating further privacy.

The single garage door has been removed and a uPVC door installed creating a much more accessible storage space.

Accommodation comprises spacious porch through entrance hallway, two double bedrooms with ample space for free standing furniture as photographed.

The modern four piece family bathroom provides a spacious walk in shower, toilet, sink with vanity storage beneath, a double glazed window to the rear aspect and a separate bath, ideal for interested parties with mobility issues.

Particular mention must be made of both the bay fronted lounge and the bay fronted dining room with French doors out onto the rear garden, flooding the rooms with natural light.

The kitchen was installed by Hankinsons in 1993 providing a selection of oak effect, low level and eye level units and the corner unit houses the Worcester combi boiler which has been serviced on an annual basis. The double gas oven is integrated, the washing machine is free standing along with the fridge freezer, located in the boot room which provides direct access to the side aspect where the garage is located.

Weaverham is conveniently located just a 15 minute drive along the A49 to the M56 and M6 motorways, connecting commuters to Chester, Manchester, Liverpool and London.

The closest train stations are Acton Bridge (Liverpool-Birmingham line) or Cuddington (Manchester-Chester line), both of which are a 5 minute drive away from the property.

Local schools include Weaverham Park Primary School on Forest Street, Weaverham Primary School on Northwich Road and Weaverham High School on Lime Avenue, located just down the road from the property.

Ground Floor

Approx. 12.8 sq. metres (137.4 sq. feet)

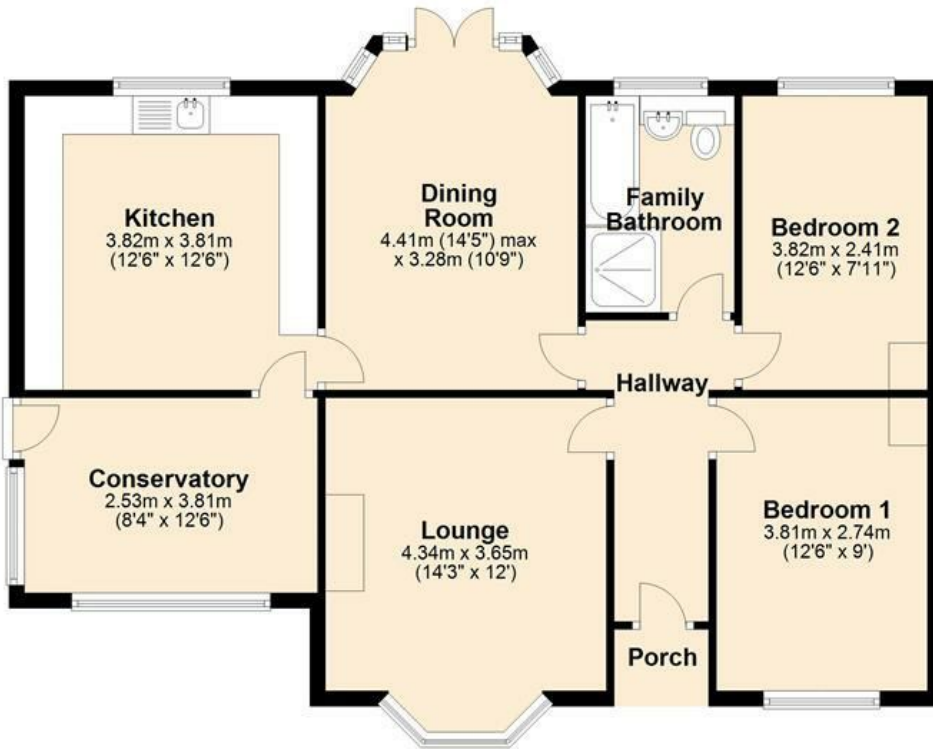


Garage

5.05m x 2.53m
(16'7" x 8'4")

Ground Floor

Approx. 86.5 sq. metres (931.5 sq. feet)



Kitchen
3.82m x 3.81m
(12'6" x 12'6")

Dining Room
4.41m (14'5") max
x 3.28m (10'9")

Family Bathroom

Bedroom 2
3.82m x 2.41m
(12'6" x 7'11")

Hallway

Conservatory
2.53m x 3.81m
(8'4" x 12'6")

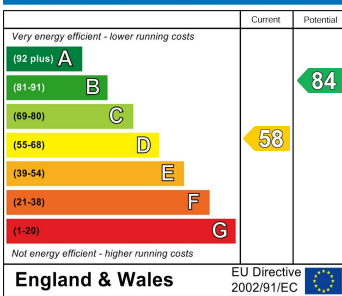
Lounge
4.34m x 3.65m
(14'3" x 12')

Bedroom 1
3.81m x 2.74m
(12'6" x 9')

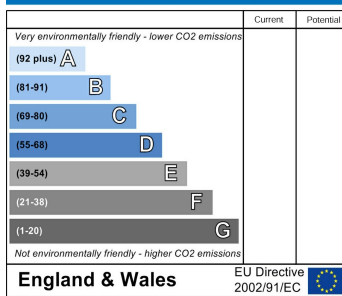
Porch

Total area: approx. 99.3 sq. metres (1068.9 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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