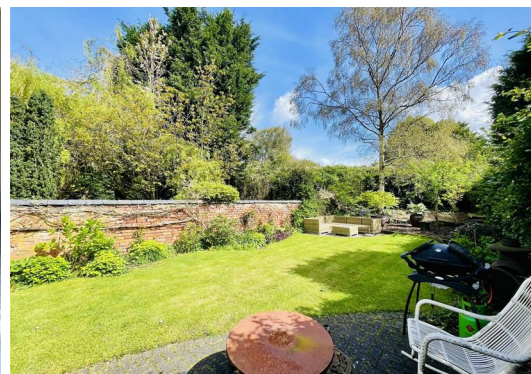




Wright Marshall
Estate Agents

127A CHESTER ROAD, NORTHWICH CW8 4AA

OFFERS IN THE REGION OF £560,000



A beautiful Victorian property with over 2,000 square feet of internal accommodation over four floors located within walking distance to Northwich town centre

Description

Purchased by the current vendors in July 1999, this property has been modernised throughout while maintaining many of its characterful features.

Built in 1870 127a Chester Road is located just past the Moss Road junction, very convenient for strolling into Northwich town centre but also Greenbank train station is only a 10 minute walk away perfect for commuting to both Chester and Manchester.

Externally the property has a large driveway for multiple vehicles and a single detached garage with an electric door and eaves storage. The rear south east facing garden has a range of seating areas perfectly positioned for chasing the sun, is partly paved and partly lawned, creating a quiet and private seating area accessible from the kitchen via the French doors and further seating areas are located at the bottom of the garden with greenery behind and a low level feature brick wall dividing next door.

Ground floor accommodation comprises spacious entrance hallway with original minton tiled flooring throughout and a feature window to the side aspect.

The traditional bay fronted lounge has two double glazed sash windows to the front aspect, wooden flooring, a feature fireplace and original coving.

The large hallway provides access to the downstairs WC and the 14 ft by 13 ft cellar with two chambers, housing the gas and electric meters and is ideal for storage purposes.

The sitting room could be used as a separate dining room if so required and has herringbone parquet flooring, a feature fireplace, two double glazed windows to the side aspect and original coving.

The kitchen has been extended to create a 19 ft by 9 ft kitchen/dining room with French doors to the rear garden and has multiple double glazed windows flooding the room with natural light. With solid quartz tops the kitchen has a selection of low level and eye level units, integrated appliances including a gas hob and Neff double oven and space for an American fridge freezer, a washing machine and a family sized dishwasher.

First floor accommodation comprises spacious landing, a three piece shower room, a spacious main bedroom with two double glazed sash windows to the front aspect, feature fireplace and a modern three piece en-suite bathroom with a double glazed window to the side aspect.

Bedroom two is also a sizeable double with a double glazed window to the side aspect, bedroom five is currently being used as a study but could also be used as a small bedroom/nursery, houses the wall mounted Worcester combi boiler and has a double glazed window to the side aspect.

Second floor accommodation comprises two further double bedrooms and a large eaves storage cupboard.

This property is conveniently positioned on the borders of both Hartford and Northwich, ideal for accessing both the town and the villages amenities.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School within walking distance, followed by St Nicholas Catholic High School and Hartford Church of England High School, plus Weaverham High School is only a short drive away.

Nearby primary schools also include Winnington Park Primary School, The Grange, Hartford Primary School and Hartford Manor.

Hartford Village contains independent village shops, two supermarkets, lovely cafes and restaurants, such as Chime and The Hart of Hartford. Moss Farm Sports Complex is just a short distance. Local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

As mentioned above the property is located within walking distance to Greenbank train station (for Manchester and Chester) but is also located within close proximity to Hartford train station (for London and Liverpool).



Total area: approx. 232.0 sq. metres (2496.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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