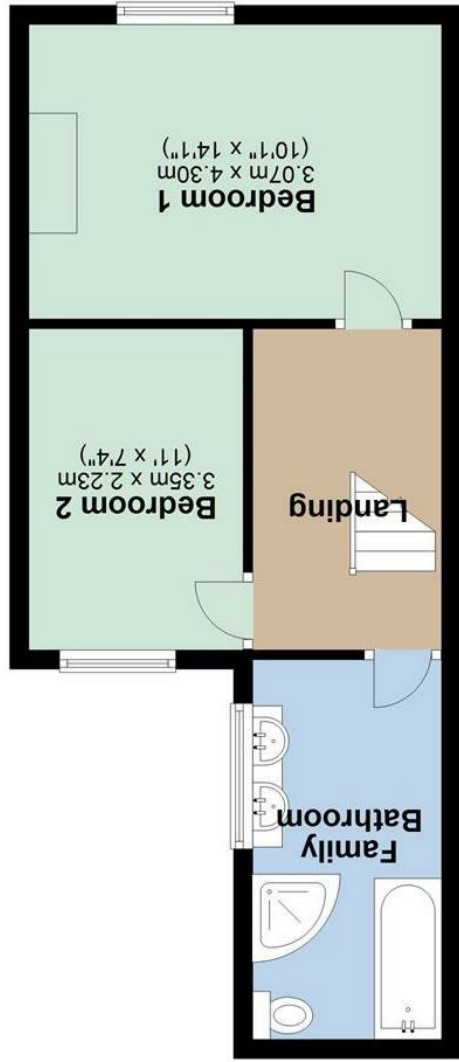
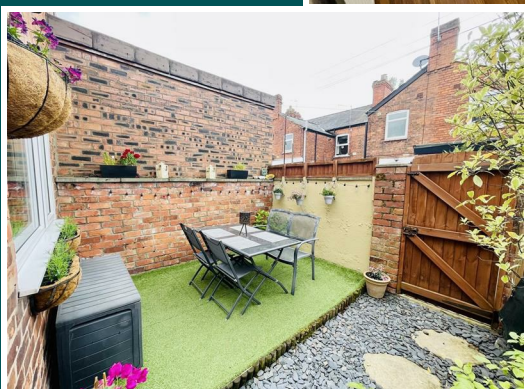


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 73.3 sq. metres (788.8 sq. feet)

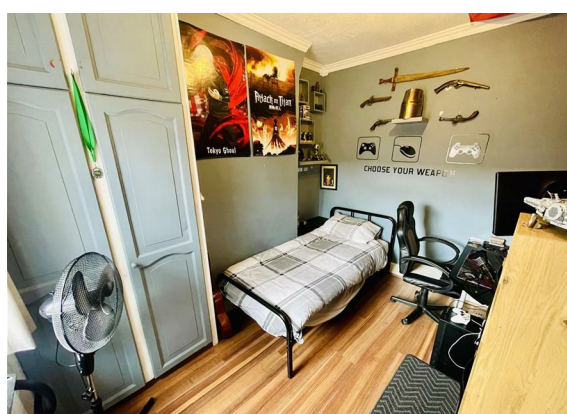


OFFERS OVER £145,000



19 HUXLEY STREET  
 CASTLE  
 NORTHWICH  
 CW8 1DB

2 1 2 D  
 COUNCIL TAX BAND: A



A well presented terraced property located within walking distance to Northwich town centre and Greenbank train station

### Description

Purchased by the current vendors seven years ago this property has been modernised and maintained throughout creating the perfect opportunity for a first time buyer.

Ground floor accommodation comprises storm porch through hallway with stairs to the first floor landing and access to the dining room.

The dining room and lounge have been knocked through to create a light and airy living space. The lounge has a large double glazed window to the front aspect, cupboards housing the gas and electric metres and a feature gas fireplace.

The dining room has oak effect laminate flooring, a large double glazed window to the rear aspect and a door to the galley kitchen.

The modern kitchen has tiled splashbacks, a sink with drainer, a selection of low level and eye level units and a range of integrate appliances including a gas hob, extractor fan and oven and space for an American style fridge freezer and washing machine. There is a large understairs storage cupboard and the kitchen provides direct access to the rear yard.

First floor accommodation comprises two double bedrooms both with double glazed windows, access to the partly boarded loft space and a deceptively large four piece family bathroom with two sinks. Bedroom two also has a built in storage cupboard housing the combi boiler.

Externally the rear yard is partly paved and partly astroturfed with the perfect space for a four seater table and chairs to soak up the evening sun. The yard provides direct access to the rear ginnel for bin access.

Castle is perfectly positioned between Northwich and Hartford, ideal for buyers who want the convenience of being able to walk into Northwich town centre but also to Greenbank train station for commuting to and from their place of work.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Charles Darwin Primary School, Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is within a short drive of the property.

Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.