

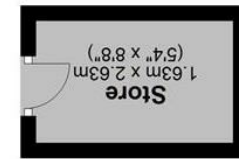
MISREPRESENTATION ACT 1967.

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.

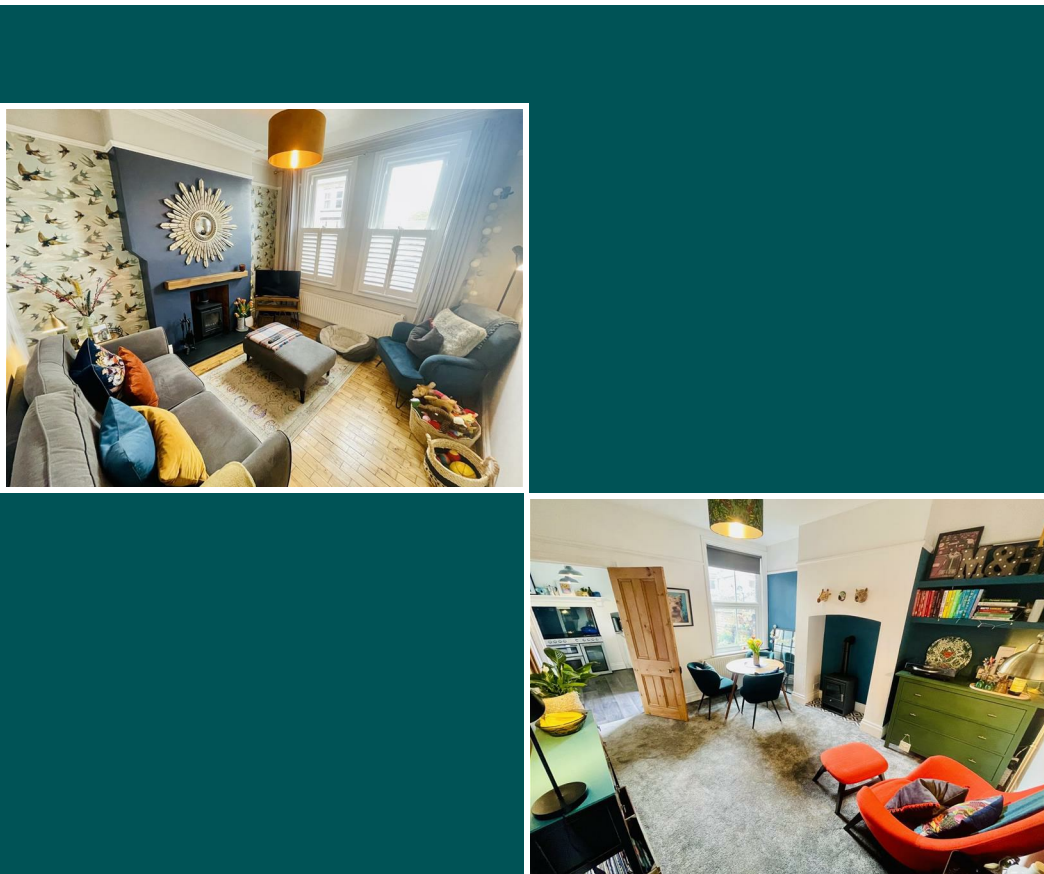
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves 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. 82.6 sq. metres (889.3 sq. feet)



OFFERS IN THE REGION OF £200,000



**15 ORCHARD STREET
NORTHWICH
CW9 5RG**



COUNCIL TAX BAND: B



An immaculate period semi-detached property located on a no through road within strolling distance to Victoria Road Primary school

Description

Purchased by the current vendor over sixteen years ago this stunning semi-detached property has been modernised and maintained throughout.

Ground floor accommodation comprises spacious hallway with tiled flooring and period features such as original coving and high ceilings throughout.

The cosy lounge has wooden flooring, a feature log burner and two double glazed sash windows to the front aspect.

The dining room also has a feature log burner and a large double glazed sash window to the rear aspect.

The modern kitchen has a range of low level and eye level units one of which houses the combi boiler, a sink with drainer, a double glazed window to the rear aspect and space for a rangemaster/aga, washing machine, fridge/freezer, understairs storage and provides access to the rear garden.

First floor accommodation comprises spacious landing with loft access, two double bedrooms both with double glazed windows and a sizeable single bedroom which is currently being used as a study.

Externally the rear garden includes a useful bin store, a brick built store and the enclosed West facing astroturfed garden.

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 and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular 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 few moments stroll of the property.

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.

