

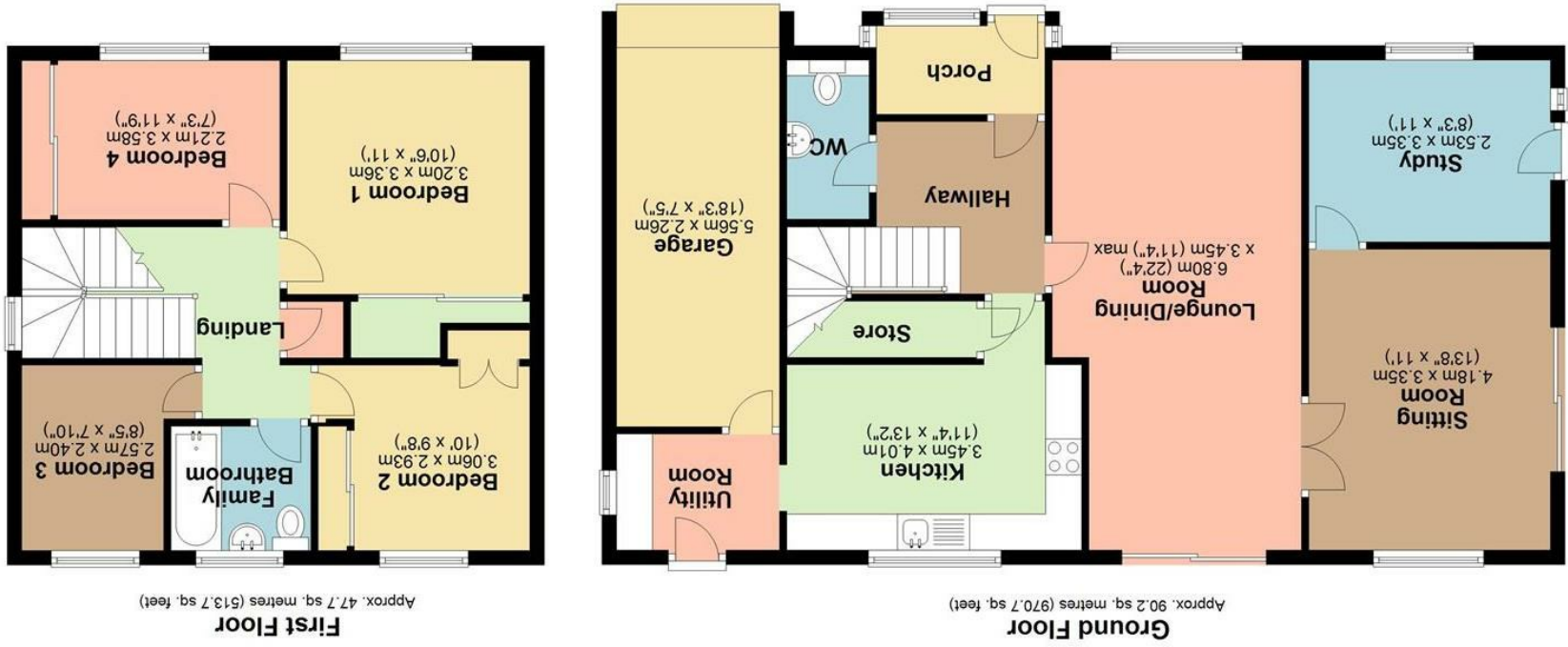
MISREPRESENTATION ACT 1967.

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.

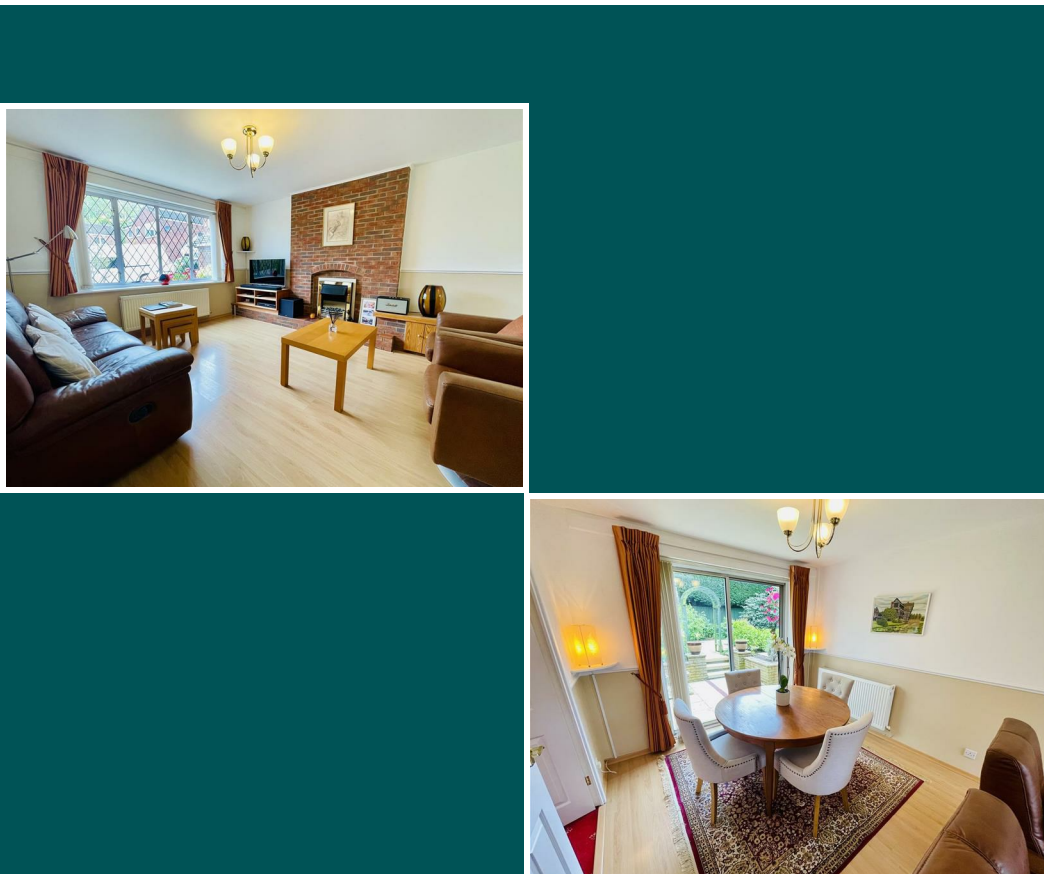
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves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

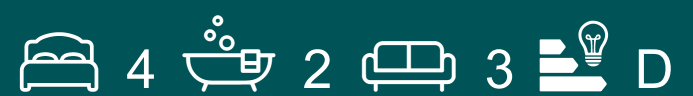
Total area: approx. 137.9 sq. metres (1484.4 sq. feet)



OFFERS IN THE REGION OF £365,000



31 ALVANLEY RISE  
 LEFTWICH  
 NORTHWICH  
 CW9 8AY



COUNCIL TAX BAND: D



An extended corner plot family home positioned at the end of a cul-de-sac located within walking distance to the highly regarded County High School Leftwich

### Description

Purchased by the vendor over 20 years ago this large property has been extended and maintained throughout to create a light and airy family home perfectly positioned at the end of a cul-de-sac.

Particular mention must be made of the extension to the side elevation creating a sitting room and study with direct access to the side garden, which could easily be converted into a self contained annex for a teenager or elderly relative.

Externally a large double driveway for two large vehicles can be found to the front aspect. A secret greenhouse/potting shed can be found to the side aspect followed by the beautifully landscaped private and enclosed East facing rear garden.

Ground floor accommodation comprises spacious porch with two double glazed windows to the front aspect. The hallway has a large understairs storage cupboard and stairs to the first floor. The kitchen has a range of low level and eye level units, a sink with drainer, a large double glazed window to the rear aspect and space for a fridge and separate freezer. The utility room houses the wall mounted combi boiler and has space for a washing machine, family sized dishwasher and tumble dryer. The rear garden and integral garage are both accessible via the utility room, perfect for further appliances and general storage. The large dual aspect lounge/dining room with laminate flooring and a gas fire measures over 22 ft by 11ft with a large double glazed window to the front aspect and sliding doors to the rear aspect flooding the room with natural light. A set of French doors connects the lounge/dining room to the cosy sitting room with a double glazed window to the front aspect and sliding doors to the side garden. The study is also a very bright room with two double glazed windows and a door to the side garden.

First floor accommodation comprises two double bedrooms, both with double glazed windows and built in storage cupboards, a three piece family bathroom with a frosted double glazed window to the rear aspect, two single bedrooms both with double glazed windows and access to the partly boarded loft space.

Leftwich is conveniently located to the A556 connecting commuters to both the M56 and M6 motorways.

Regular bus routes include the London Road stop (Crewe-Northwich) which runs every 30 minutes, ideal for interested parties who don't drive.

Local rail networks include Greenbank train station (Chester-Manchester line) and Hartford train station (Liverpool-London line) both of which are only a 10 minute drive away from the property.

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, County High School Leftwich and Sir John Deane's Sixth Form and further education college which is within a short walk 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.