

FAIRVIEW COMMON LANE LACH DENNIS NORTHWICH CW9 7TB

COUNCIL TAX BAND: C

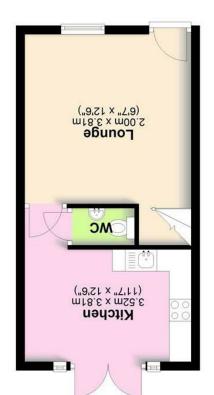




£219,500







3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are 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

themselves by inspection or otherwise as to the correctness of each of them.

MISREPRESENTATION ACT 1967.

Sedroom 2 2.33m x 3.81m (7'8" x 12'6")

m18.8 x m84.2 ("8'S1 x '8)

Bedroom 1

Approx. 28.6 sq. metres (307.8 sq. feet)

Landing

Bathroom Family

Total area: approx. 57.2 sq. metres (615.6 sq. feet)













Fairview is an immaculately presented two double bedroom property available under Cheshire West's discounted market sale scheme

Eligibility

Under the discounted market sale scheme a buyer must meet the criteria stated under the three categories below. Please call Jack at Wright Marshall, email or visit Cheshire West's website for further information.

- 1. Local Connection (for adult household members).
- 2. Proof of dependants (if applicable).
- 3. Proof of property ownership (homeowners only).
- 4. Unable to afford suitable accommodation. Prospective buyers can access the Discount Market Sale application form through the Council website: Accessing affordable housing | Cheshire West and Chester Council

Description

Purchased by the vendor six years ago this well presented property is available at 30% below the market value under Cheshire West's discounted market sale scheme and is the ideal opportunity for a first time buyer.

Externally the property forms part of a small development of modern houses positioned in the heart of Lach Dennis with fantastic country walks located on your doorstep. The large driveway with picket gate has ample parking for up to four vehicles with side access to the rear aspect, ideal for entertaining family and friends.

Particular mention must be made of the potential to extend the property to the side subject to planning permission.

Ground floor accommodation comprises lounge with laminate flooring, beautiful panelling, stairs to the first floor and access to the open plan kitchen/dining room.

The kitchen provides access to the downstairs WC, has a range of low level and eye level units, a wall mounted Baxi combi boiler, French doors to the rear aspect and a selection of integrated appliances including a gas hob, fan oven and extractor hood with space for a washing machine and an American fridge freezer.

First floor accommodation comprises landing with a large built in storage cupboard, bedroom one with a large built in storage cupboard over the stairs and a double glazed window the rear aspect, a modern three piece partly tiled family bathroom and another double bedroom with built in wardrobes with two double glazed windows to the front aspect.

Lach Dennis is a quaint village in West Cheshire located between Northwich and Knutsford. Local amenities include the Cheshire Grill Country Pub and Steakhouse which is only a short walk up Holmes Chapel Road, along with the Three Greyhounds Pub and Shakely Mere both located a short 5 minute drive away in Allostock.

The A556 connects commuters to both the M6 and M56 motorways and the closest train station is Lostock Gralam (Chester-Manchester line) located only a 5 minute drive away.