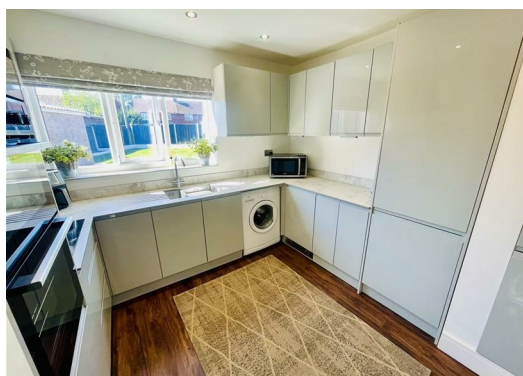




Wright Marshall  
Estate Agents

53 WEAVERHAM ROAD, SANDIWAY,  
NORTHWICH CW8 2NG

OFFERS IN THE REGION OF £295,000





A modernised family home positioned on a large plot with three detached garages located within walking distance to the highly reputable Sandiway Primary School

## Description

Purchased by the vendor two years ago this property has been modernised throughout and is the ideal opportunity for first time buyers and growing families.

Externally this property has a farm gate with a large sweeping gravel driveway for up to five vehicles, a brand new double detached garage and a large lawned garden to the front aspect. The property has a side gate providing direct access to both the single detached garage and the West facing partly decked, partly lawned garden to the rear aspect.

Ground floor accommodation comprises hallway with oak effect laminate flooring, understairs storage cupboards for shoes, ample hanging space for coats and provides access to the downstairs WC housing the combi boiler, the open plan lounge/dining room and kitchen.

The dual aspect open plan lounge dining room has oak effect laminate flooring, a feature dual burner, a double glazed window to the front aspect and French doors to the rear garden, perfect for entertaining family and friends.

The modern kitchen has oak effect laminate flooring, a double glazed window to the rear aspect and a range of low level and eye level units including a Neff double oven, electric hob, fridge freezer and space for a washing machine with a uPVC door providing direct access to the side aspect.

Upstairs comprises spacious landing with a double glazed window to the front aspect, access to the fully boarded loft space with electric, two double bedrooms, a single bedroom/study and a modern three piece shower room with a frosted double glazed window to the front aspect.

Sandiway and Cuddington are perfectly positioned between both Northwich town centre and Tarporley village and have an excellent range of day-to-day amenities including the Blue Cap and White Barn public houses, Dentist, and library. There are two separate areas of shops that include convenience store, newsagents, dry cleaners, bakery, butchers, pharmacy, and off licence in addition to the renowned De Fine Food Wine delicatessen, coffee shop and restaurant.

The villages have two local primary schools, Church Hall, village community centre, tennis courts and playing fields and superb children's park.

These areas provide fantastic commuter links with Cuddington train station located a short walk away connecting commuters to Manchester, Chester, Liverpool, Warrington and Birmingham and Hartford Station is a four minute drive away - this is on the Liverpool to London line and only fifteen minutes from Crewe. In addition, access points to the M6/M56, M53, A49 and A55 are all easily accessible. The house is also within 40 minute drive of Liverpool and Manchester International Airports and the fast-developing MediaCity UK at Salford.

This property is exceptionally well located for a choice of excellent local schools, including highly sought after Grange

Independent School, Cransley Independent School, St Nicholas RC High School and Sir John Dean's Sixth Form College. The location is ideal for those that enjoy a walk, with the Whitegate Way and surrounding area being only a short walk away. There's no need to jump in the car to go for a walk.

In nearby Northwich, the popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. An £80m development in Northwich Town Centre, Barons Quay has provided a multi-screen Odeon cinema & a large new Asda superstore. There is also a state-of-the-art leisure facility opened in the heart of Northwich, with two swimming pools, huge range of gym equipment and classes that cater for fitness enthusiasts.







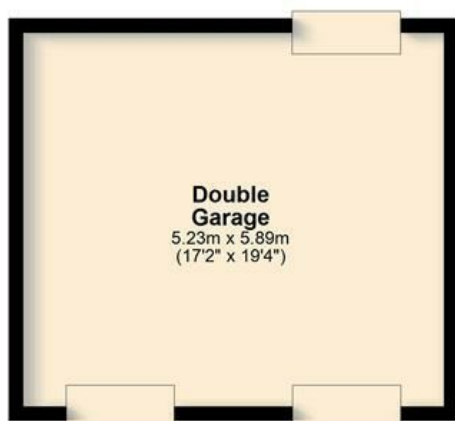
**Ground Floor**  
Approx. 11.2 sq. metres (120.5 sq. feet)



**Ground Floor**  
Approx. 37.6 sq. metres (404.9 sq. feet)



**Ground Floor**  
Approx. 30.8 sq. metres (331.8 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 117.3 sq. metres (1262.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>67</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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