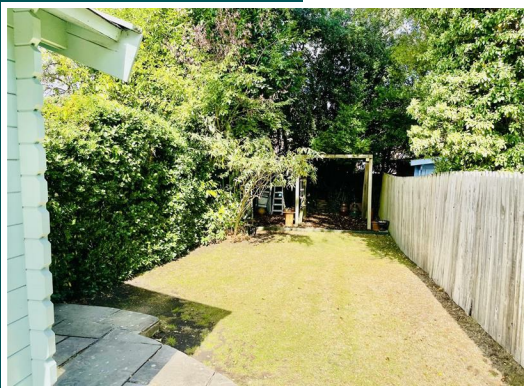


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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.



OFFERS IN THE REGION OF £310,000



606 CHESTER ROAD
SANDIWAY
NORTHWICH
CW8 2DX

3 1 3 D
COUNCIL TAX BAND: C



A modernised period property with a double driveway located within walking distance of the highly reputable Cuddington and Sandiway primary schools

Description

Purchased by the current vendors over twenty years ago this spacious property has been modernised and maintained and is the perfect opportunity for downsizers or a growing family.

Externally the property has a double gravel driveway and bin store to the front aspect with side access to the enclosed partly paved, partly lawned rear garden.

Particular mention must be made of the detached home office and utility room with electric, plumbing and French doors to the rear garden, ideal for remote working.

Ground floor accommodation comprises entrance hall with original wooden floorboards, stairs to the first floor and provides access to the morning room and lounge.

The dual aspect, bay fronted morning room has original floorboards measures over 12 ft by 10 ft with a feature open fireplace, a built in storage cupboard and book case built into the alcoves and a double glazed window to the rear aspect allowing light into the lounge creating a light and airy reception room.

The lounge has original floorboards, two double glazed windows flooding the room with natural light, a feature dual burner, two built in storage cupboards, understairs storage and folding doors to the kitchen extension.

Built by the previous owners to building regulation the kitchen extension has laminate flooring, a double glazed window to the front aspect, sky light and sliding doors to the rear garden creating a light and airy cooking space with a range of low level and eye level units, one of which houses the combi boiler, a range of integrated appliances including an extractor hood, electric hob, double fan oven and a family sized dishwasher.

Upstairs comprises landing with a double glazed window to the side aspect, provides access to the partly boarded loft space, a principal double bedroom with original floorboards, a double glazed window to the front aspect, eaves storage and built in wardrobes. Bedroom two will fit a double bed and bedroom three is a large single bedroom, both with double glazed windows to the rear aspect and the modern three piece family bathroom has been installed by the current vendors.

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 Whitewater 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.