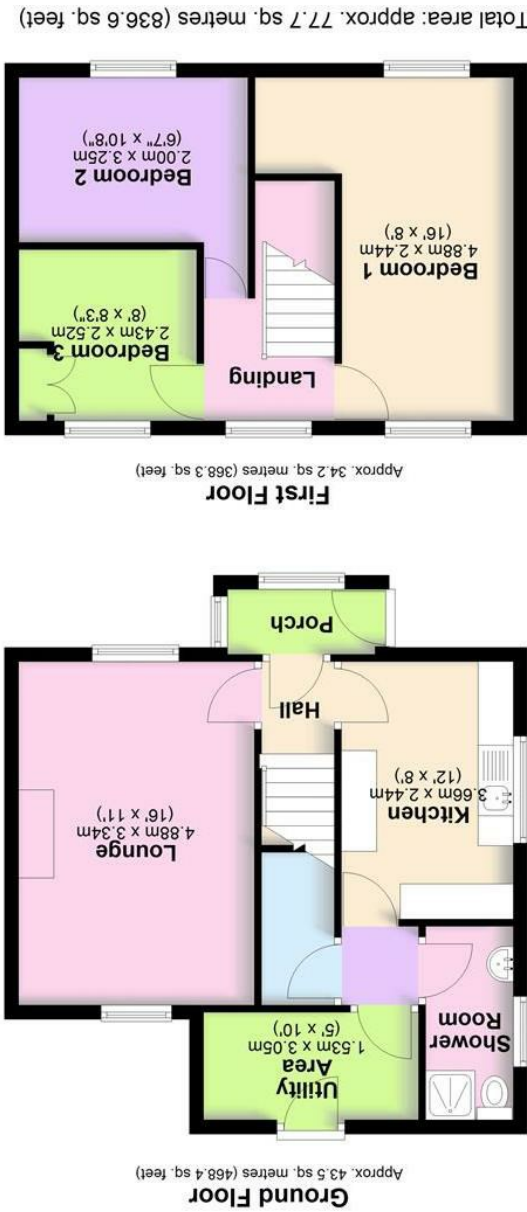


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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 OVER £135,000



6 BINNEY ROAD
NORTHWICH
CW9 5PZ

3 1 1 G
COUNCIL TAX BAND: B



A three bedroom renovation project located within walking distance of Northwich train station

Description

Positioned at the head of the cul-de-sac this semi-detached property is the perfect opportunity for property developers and buy to let investors.

Externally the property has a double driveway to the front aspect, a single garage and lawned garden to the rear aspect and particular mention must be made of the roof which was replaced in 2009.

Ground floor accommodation comprises porch through entrance hall providing access to the lounge and kitchen. The dual aspect lounge measures over 16 ft by 11ft with a feature open fireplace. The kitchen has laminate flooring, a range of low level and eye level units, a double glazed window to the side aspect and space for a washing machine, fridge/freezer and gas cooker. The three piece shower room has a double glazed window to the side aspect and is accessed via the hallway off the kitchen.

Upstairs comprises two double bedrooms and a single bedroom/study which houses the conventional boiler .

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 Nicholas'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 short drive of the property.

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 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.