



**Forest Street, Weaverham Northwich CW8 3HN**

*welcome to*

**Forest Street, Weaverham Northwich**

IMMACULATELY PRESENTED FULLY REFURBISHED EXTENDED THREE BEDROOM FAMILY HOME BOASTING A POPULAR WEAVERHAM LOCATION!



### Hallway

Door to front aspect and stairs leading to first floor

### Lounge

13' 8" x 11' 8" ( 4.17m x 3.56m )

Double glazed window to front aspect, log burner and radiator.

### Kitchen / Dining Room

23' 8" max x 13' 9" max ( 7.21m max x 4.19m max )

Range of fitted wall and base units with contrasting work surfaces over, space for industrial size cooker, integrated dishwasher and fridge/ freezer. Sink and drainer, breakfast bar area. Open plan to dining area with log burner and radiators.

### Sun Room

11' 1" x 9' 9" ( 3.38m x 2.97m )

Bifolding doors leading to rear garden. Velux windows. Media wall with open plan to dining area and radiator.

### Utility Room

7' 6" x 8' 9" ( 2.29m x 2.67m )

Range of fitted wall and base store units, integrated freezer, sink, drainer and door leading to side of property.

### Downstairs Shower Room

9' 9" x 3' 1" ( 2.97m x 0.94m )

Low level WC, walk in shower, hand wash basin and radiator

### Bedroom One

13' 9" x 11' 9" max ( 4.19m x 3.58m max )

Double glazed window to front aspect and radiator

### Bedroom Two

13' 9" x 10' 9" max ( 4.19m x 3.28m max )

Double glazed window to rear aspect and radiator

### Bedroom Three

9' 5" x 8' 2" ( 2.87m x 2.49m )

Double glazed window to front aspect and radiator

### Bathroom

9' 2" x 6' 4" ( 2.79m x 1.93m )

Bath with shower over, low level WC, hand wash basin, radiator and double glazed frosted window to rear aspect.

### External

Home office/ Gym/ Workshop/ Business from home space(24'3 ft max X 11'8 ft) which is fully insulated with water, electricals and internet connection.

Driveway parking for several vehicles. Private rear garden which is mainly laid to lawn with patio seating area and side access.



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## **Forest Street, Weaverham Northwich**

- Three Bedroom Extended Detached Property
- Home office/ Gym/ Workshop/ Business from home space
- Driveway Parking
- Council Tax Band E
- Refurbished Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NRT107946 - 0007

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