



**HINCHLIFFE  
HOLMES**



**51 RUSSETT ROAD**



**GROUND FLOOR**

Entrance Hall  
Lounge  
Dining Room  
Breakfast Kitchen  
Utility  
WC

**FIRST FLOOR**

Landing  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Bathroom

**SECOND FLOOR**

Bedroom One  
Study

**OUTSIDE**

Garage  
Parking  
Gardens

# 51 RUSSET ROAD

Weaverham | CW8 3HZ

Located in this tranquil, sought after location on Russet Road. This property is beautifully presented throughout and benefits from four bedrooms – three of which are double rooms, a two person study with hardwired network access, sizeable open plan breakfast kitchen with integrated Siemens appliances and underfloor heating that extends through to the hallway, formal lounge, dining room, offroad parking for multiple vehicles, solar panels with stage 2 FIT contract, 7.5kW EV charger, separate garage/workshop with electrical supply and private landscaped garden.

Weaverham is a village which lies West of Northwich and South of the River Weaver. Within the village there are schools to cater for all ages, and amenities include a library, community centre, village green, GP surgery, pubs and eateries. Weaverham high street also boasts a wide range of shops and convenience stores including Tesco Express, Co-operative and Devonshire Bakery to name a few, and in Lime

Avenue a second range of shops including post office and hardware store. The village has transport links to the array of amenities that are situated around Northwich and Hartford, and easy access to the Cheshire countryside, river walks and Delamere Forest. The A49 and A556 are close to hand providing access to the M56, Chester, Liverpool, Warrington and Manchester. Also Greenbank, Acton Bridge and Hartford train stations are situated less than 3 miles away providing lines to Northwich and onto cities such as London, and direct trains to Liverpool and Manchester. The schools in Weaverham include Weaverham High School and three primary schools: Weaverham Primary Academy, Weaverham Forest School, and St. Bede's Roman Catholic Primary School. There is also a special needs school, The Russett School. Weaverham is adjacent to Owley Wood, part of the Mersey Forest. The wood extends for over 5 hectares (12 acres) along the River Weaver valley and is named after the tawny owls which inhabit the area.

















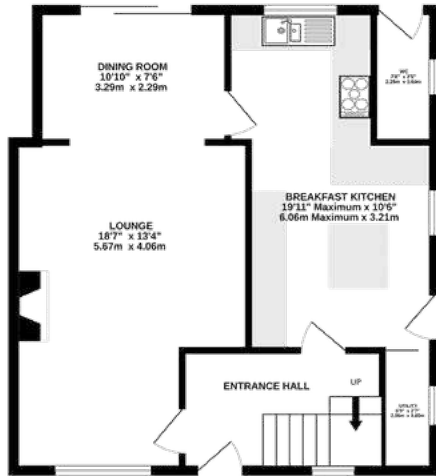








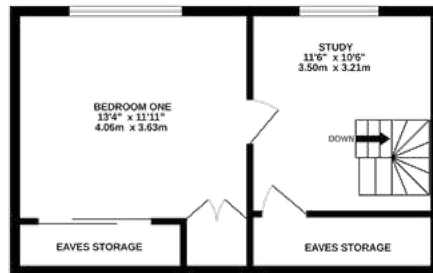
GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.



**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, gas central heating and drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band B.

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

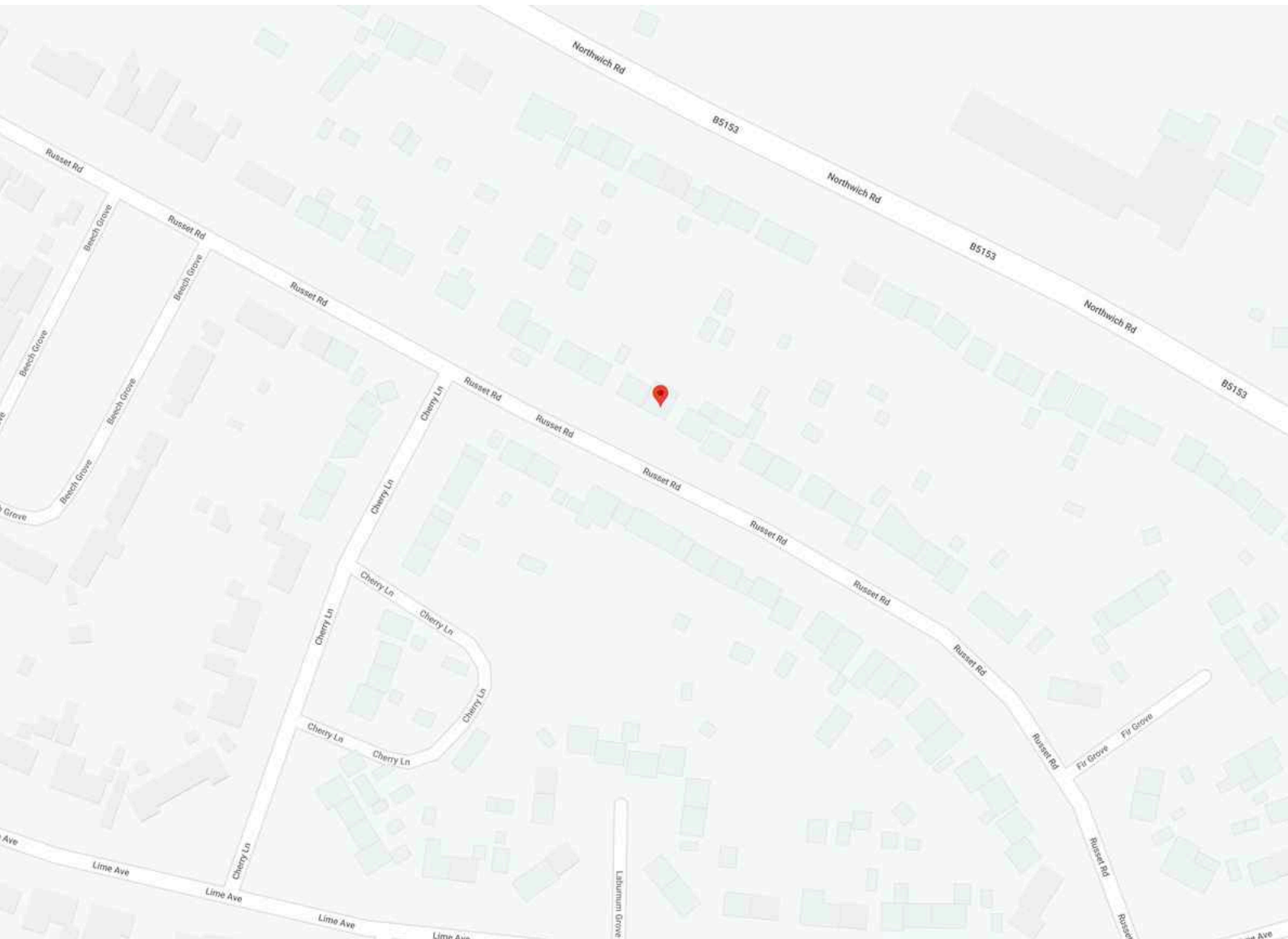

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(ii) all descriptions, dimensions, 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;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


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**2021-2022**




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& NORTH WEST**

**GOLD**



**BEST**  
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AWARDED FOR  
MARKETING | SERVICE | RESULTS

# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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