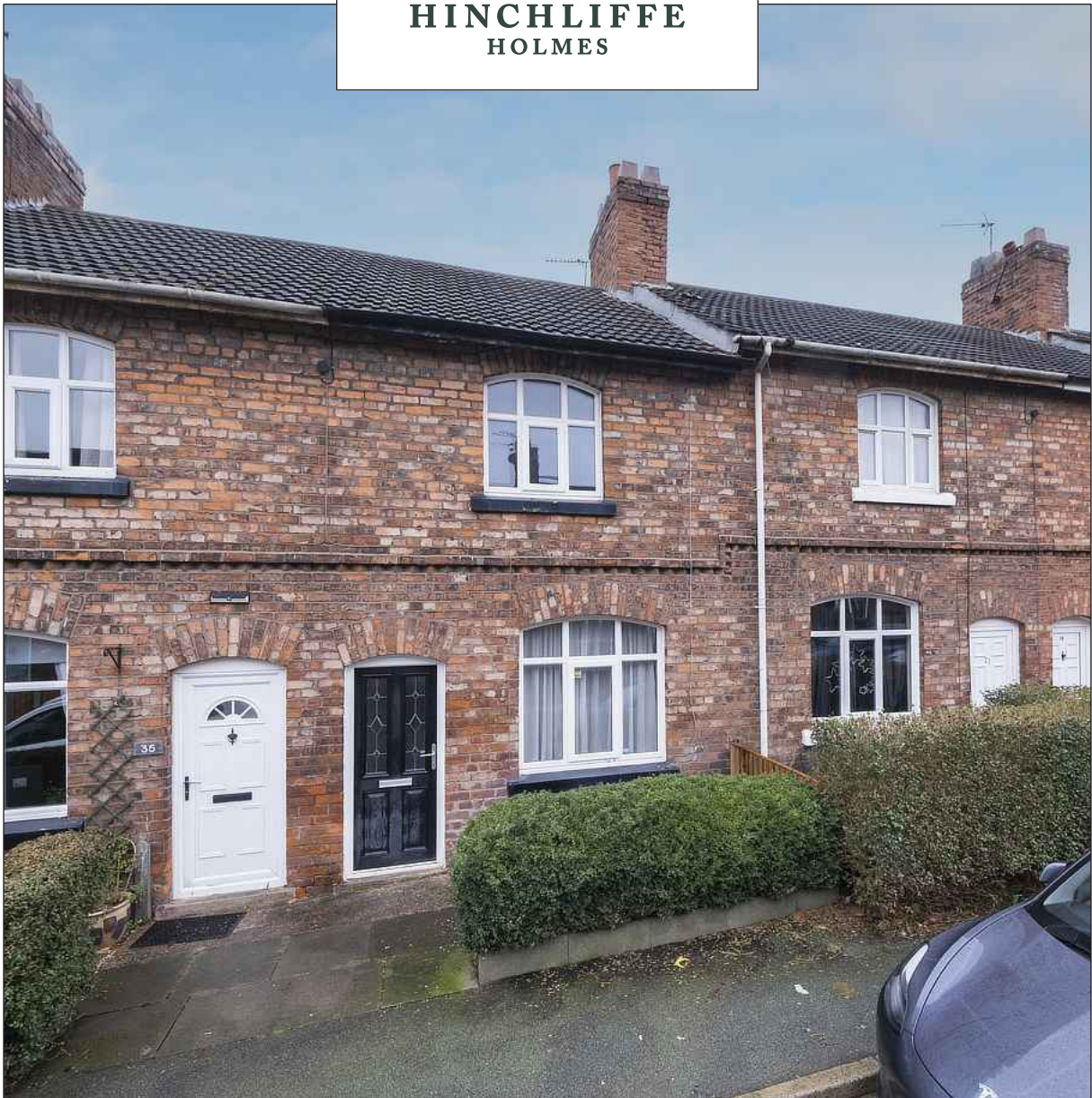


33 SOLVAY ROAD

Barnton | CW8 4DP



**HINCHLIFFE
HOLMES**



Situated in a popular sought-after quiet location in Northwich, and set over three floors, a well presented four bedroom detached family home with flexible accommodation throughout. Further benefits include landscaped private gardens and driveway providing off road parking.



33 SOLVAY ROAD

Situated in a popular sought-after quiet location in Northwich, and set over three floors, a well presented four bedroom detached family home with flexible accommodation throughout. Further benefits include landscaped private gardens and driveway providing off road parking.

Northwich town centre has a range of independent and established retail chains. There are several supermarkets including Sainsburys, Tesco, Aldi, Lidl and Waitrose. The town has a state-of-the-art leisure centre, cinema complex, restaurant quarter and attractive landscaped walking routes along the new riverside development. Northwich and surrounds are renowned for its superb educational facilities catering for all age groups, including the highly reputable and very popular Kingsmead

Primary School, Grange School (junior and secondary 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 few moments stroll of the property. Road access to the M6 and M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool and Manchester and Media City UK easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minute's drive. There are railway stations at Northwich and Greenbank (Manchester to Chester line) and Hartford and Acton Bridge (Liverpool - Crewe - London). In contrast, there are pleasant river walks and cycle paths nearby.

GROUND FLOOR

Lounge
Kitchen
Bathroom

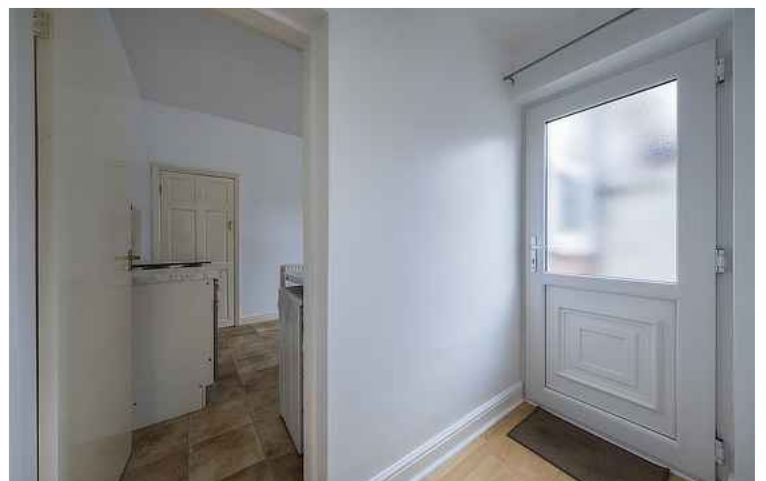
FIRST FLOOR

Bedroom One
Bedroom Two

OUTSIDE

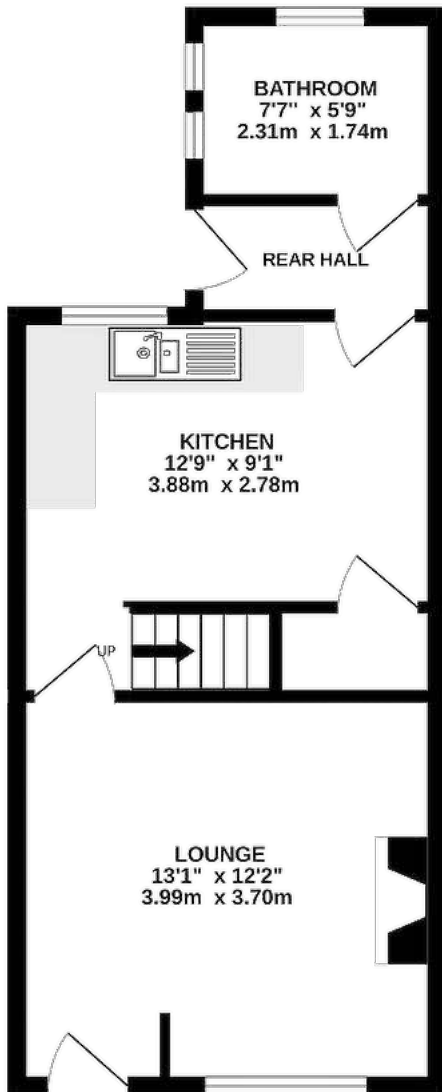
Rear Yard



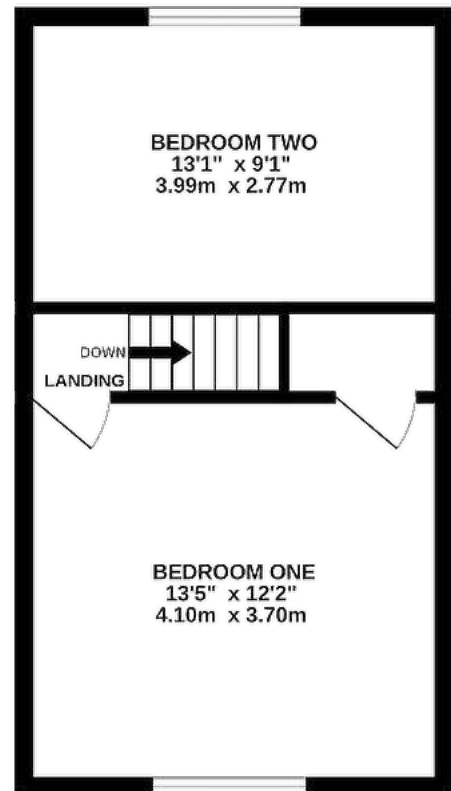




GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

HH
HINCHLIFFE
HOLMES

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band A.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.


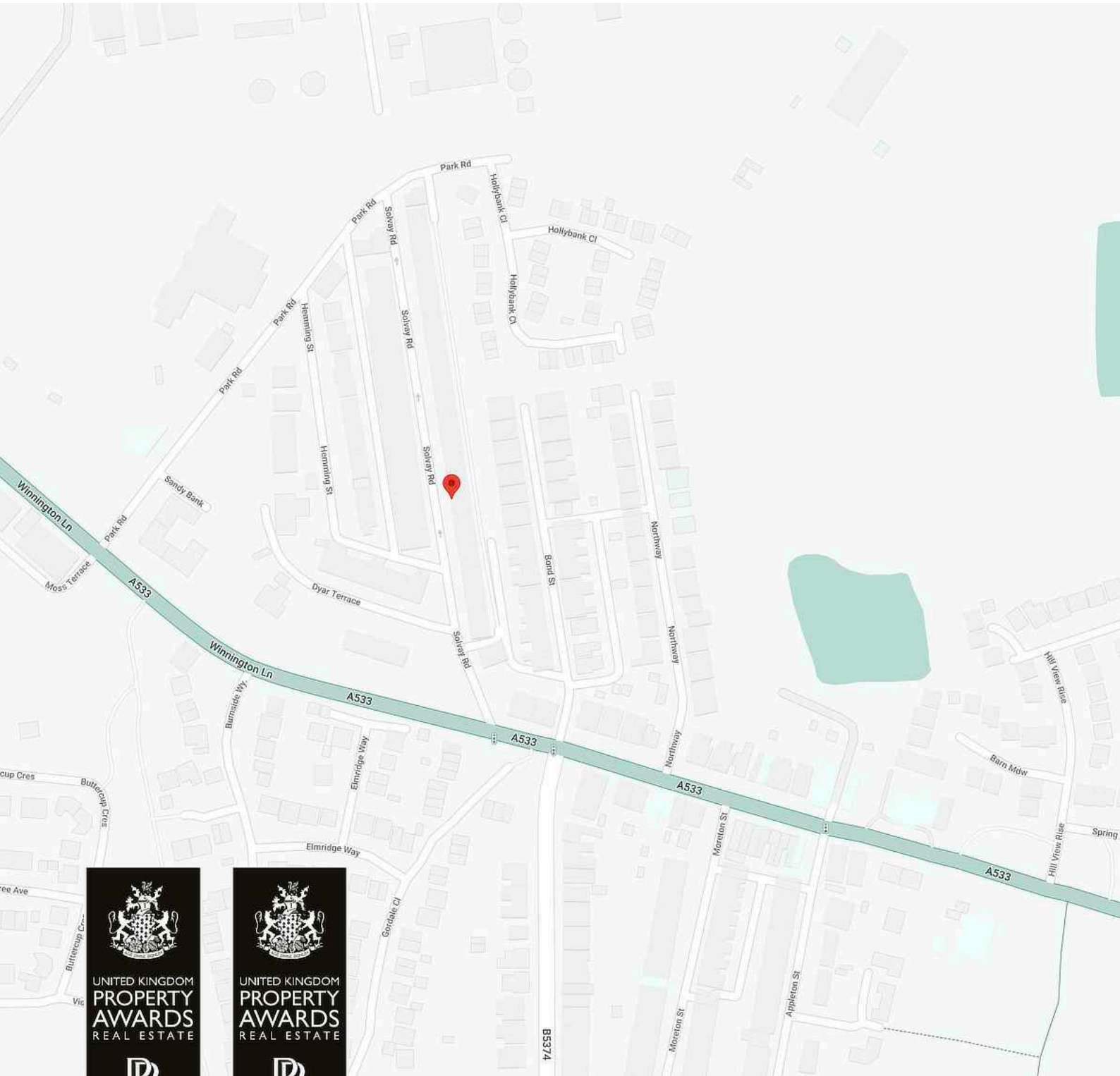
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(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.



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE




ROLLS-ROYCE
MOTOR CARS
AUTHORIZED DEALER
PEA WOOD


★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
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PEA WOOD

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CHESHIRE

Ben Hinchliffe

2022-2023



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Awards 2022

**REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST**



GOLD



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ESTATE AGENT AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS

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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

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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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