



HINCHLIFFE
HOLMES



23 ST. JOHNS WAY



GROUND FLOOR

Entrance Hall
Family Room
Lounge
Dining Room
Breakfast Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

OUTSIDE

Garage
Parking
Gardens

23 ST. JOHNS WAY

Sandiway | CW8 2LX

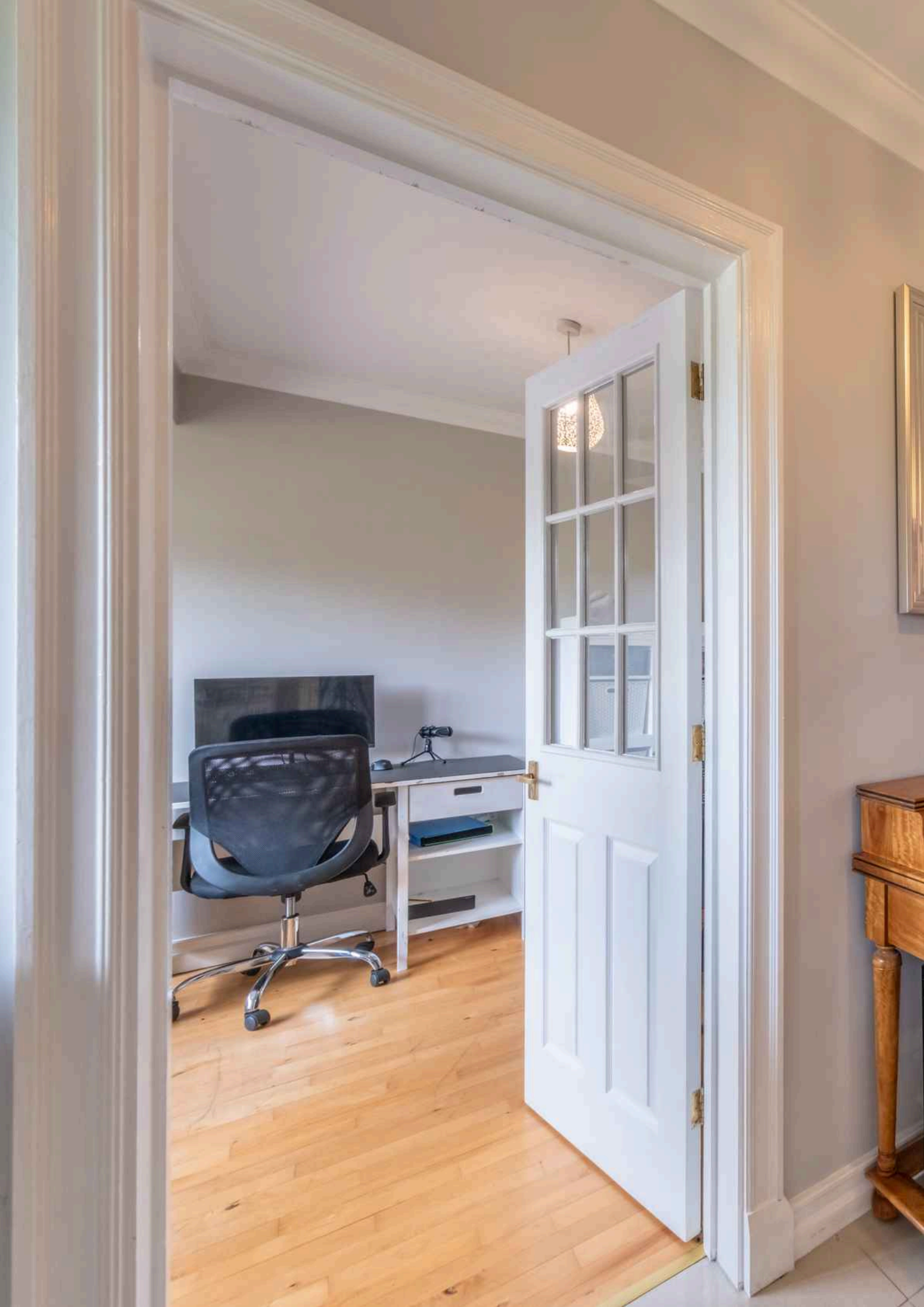
Situated in a quiet sought-after location, an immaculately presented and updated detached family home with superb versatile accommodation throughout. Beautifully landscaped private gardens and driveway providing off road parking and garage.

Sandiway offers an excellent range of day to day amenities including the Blue Cap and White Barn public houses, newsagents, dry cleaners, bakery, butchers, pharmacy and off licence in addition to De Fine Food Wine/ Restaurant. There are also two primary schools, two Churches, Church Hall, village community centre, tennis courts, playing fields/park and a further row of shops. It should also be noted that within the village there is also a library, Doctors surgery and Dentist. Cuddington Railway Station runs on the Chester to Manchester line and can be found within 5/10 minutes'

walk.

Close by Northwich, provides a further extensive range of amenities including a number of supermarkets, multi-screen Odeon cinema, leisure complex including two swimming pools, huge range of gym equipment and classes caters for both fitness enthusiasts. The area provides an excellent base for the business traveller with many commercial centres including Manchester, Chester, Liverpool, Warrington and Birmingham all being within commuting distance and Hartford Station is eight minutes' drive away - this is on the Liverpool 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 30-40 minutes' drive of Liverpool and Manchester International Airports.















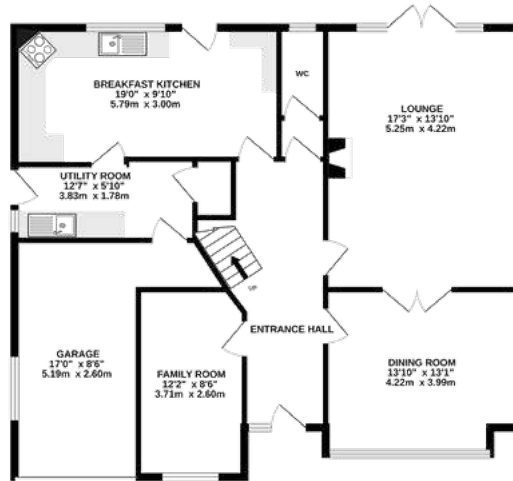




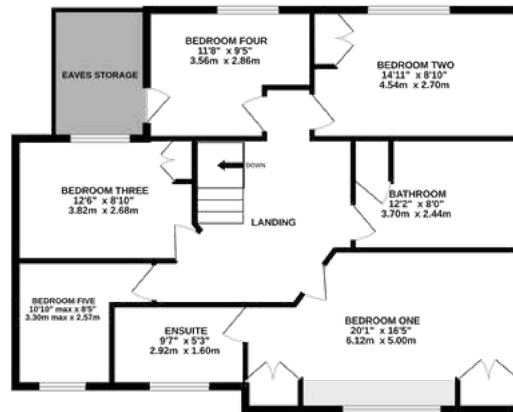




GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

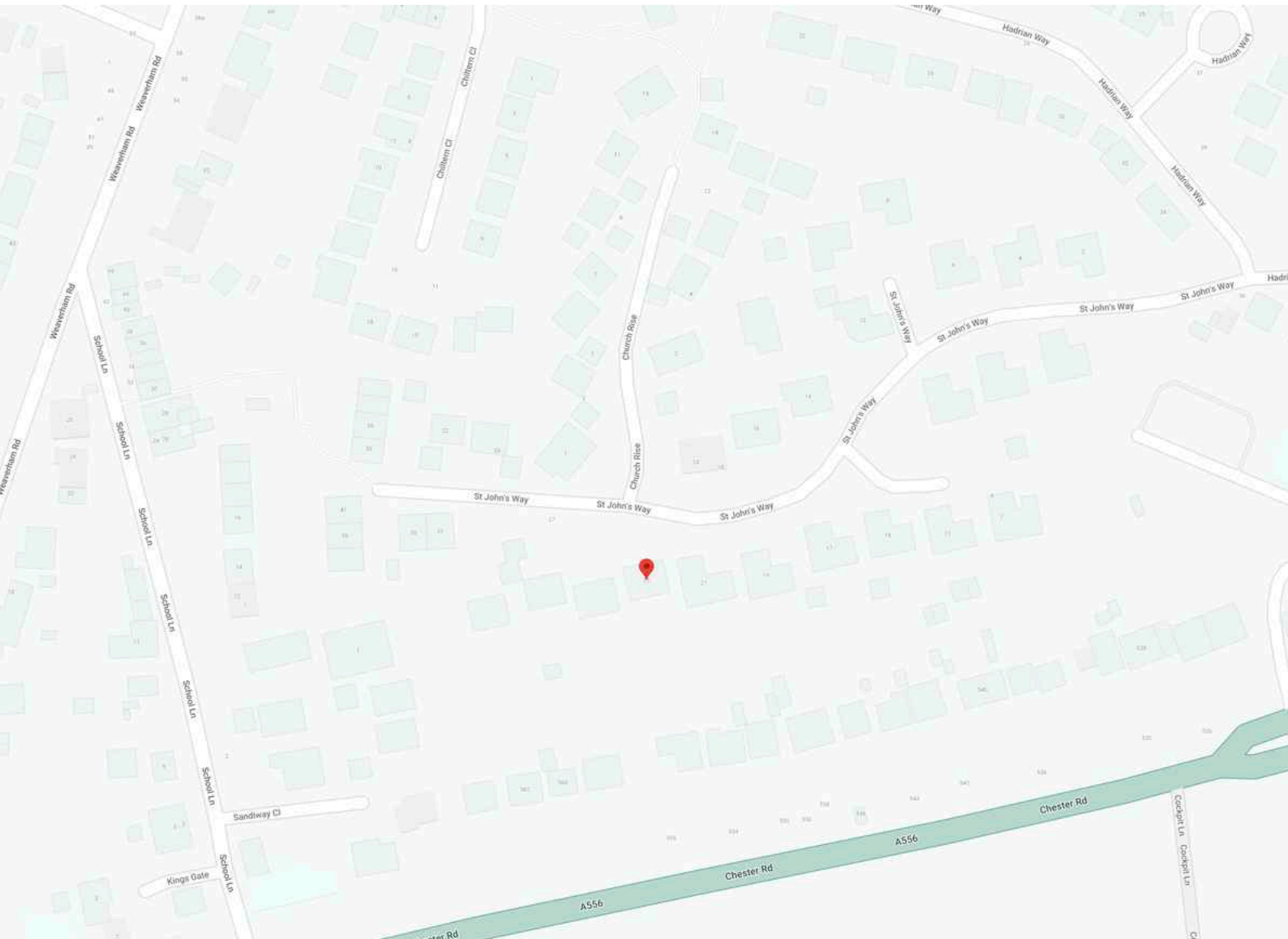

Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (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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Ben Hinchliffe

2022-2023



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2023-2024



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& NORTH WEST

GOLD



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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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