



HINCHLIFFE
HOLMES



273 LONDON ROAD



GROUND FLOOR

Entrance Hall
Sitting Room
Living-Dining Room
Breakfast Kitchen

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Shower Room

OUTSIDE

Parking
Gardens

273 LONDON ROAD

Leftwich | CW9 8HD

Situated in a popular sought-after location on London Road, an immaculately presented three bedroom family home benefits from superb flexible accommodation throughout. The property features three bedrooms, two reception rooms, off road parking and a private garden and has period features throughout.

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 minutes 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.













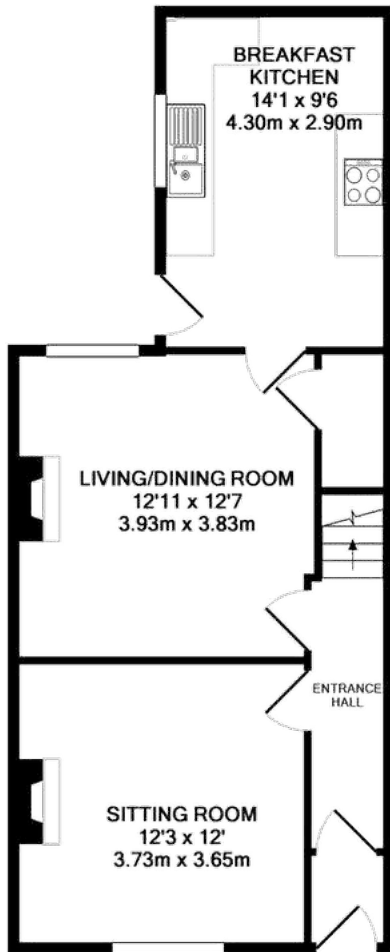




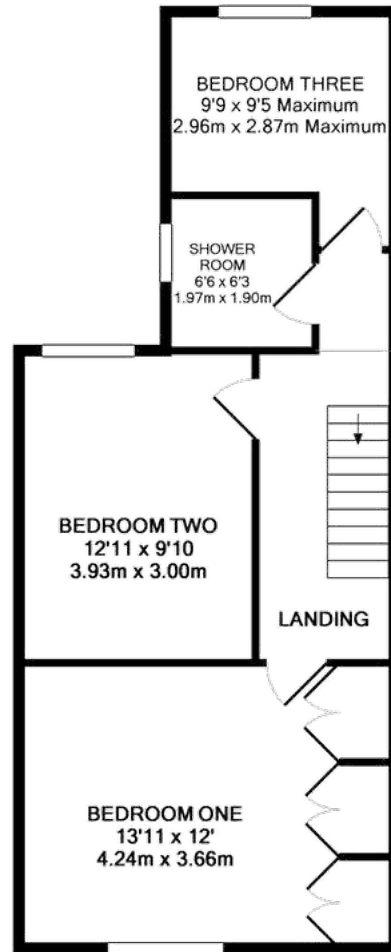








GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.1 SQ.M.)



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 B.

POSSESSION


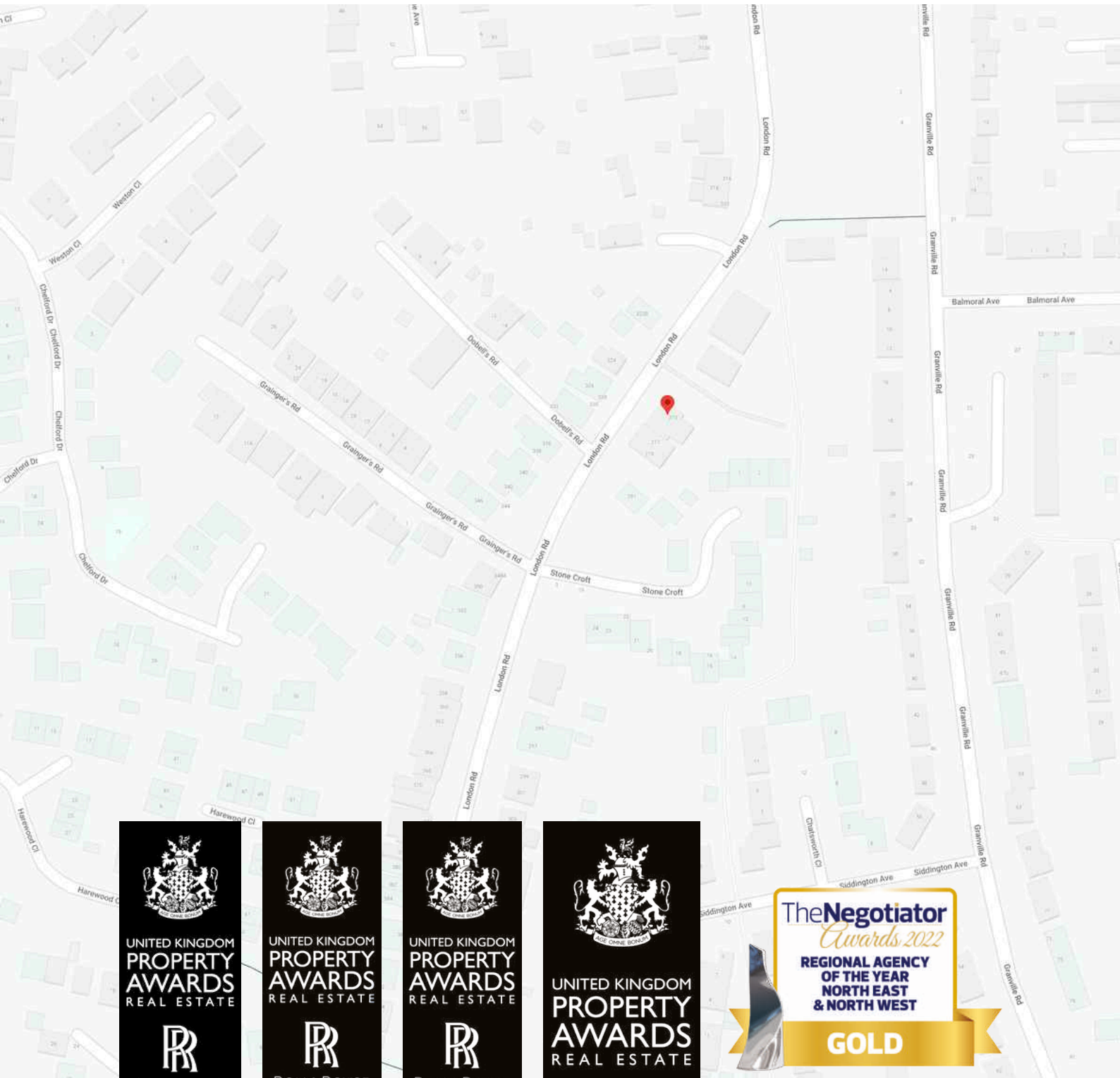
Vacant possession upon completion.

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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P&A WOOD

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SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022




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CHESHIRE
Ben Hincliffe

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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