



HINCHLIFFE
HOLMES



15 BEESTON STREET



GROUND FLOOR

Lounge
Dining Room
Kitchen
Bathroom

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three

OUTSIDE

Garage
Gardens

15 BEESTON STREET

Northwich | CW8 1HB

Situated within the outskirts of Northwich, this well presented three bedroom property offers a wealth of character throughout. The property is well situated on a quiet street and is within close reach of public transport infrastructure alongside a fantastic range of schooling nearby. Further benefits include two reception rooms, garage and courtyard garden.

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.





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banker,
completely
off your head.
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best people are.





WiFi



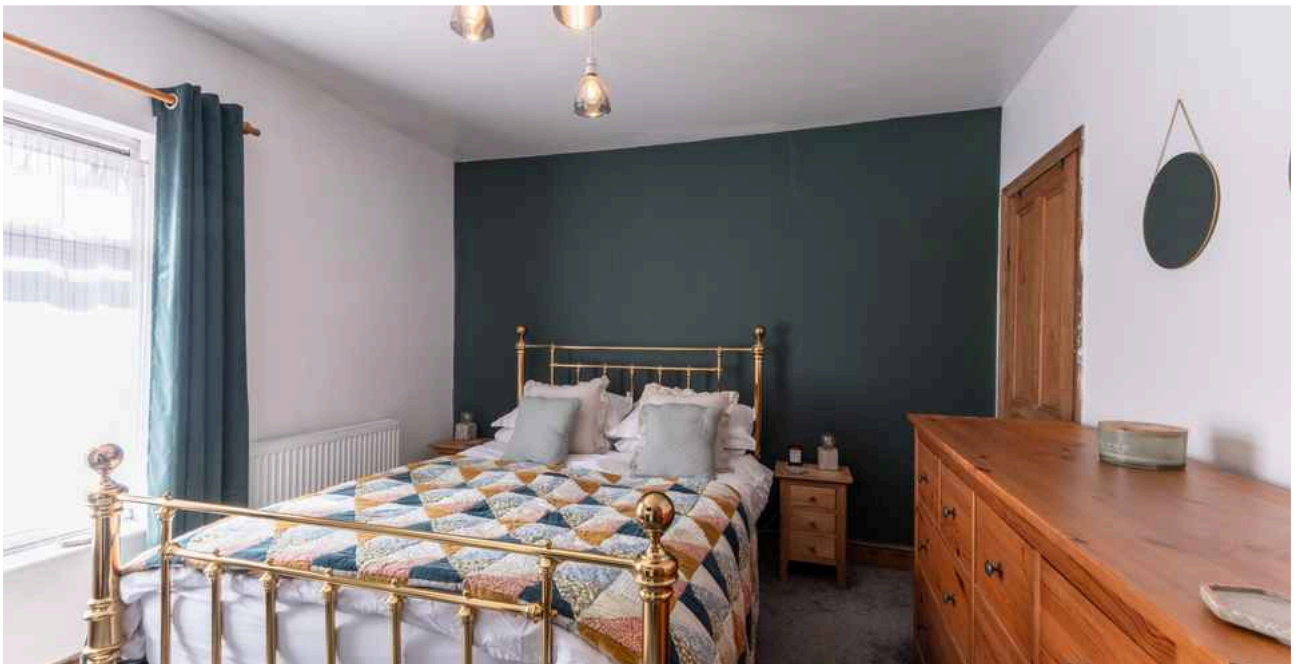






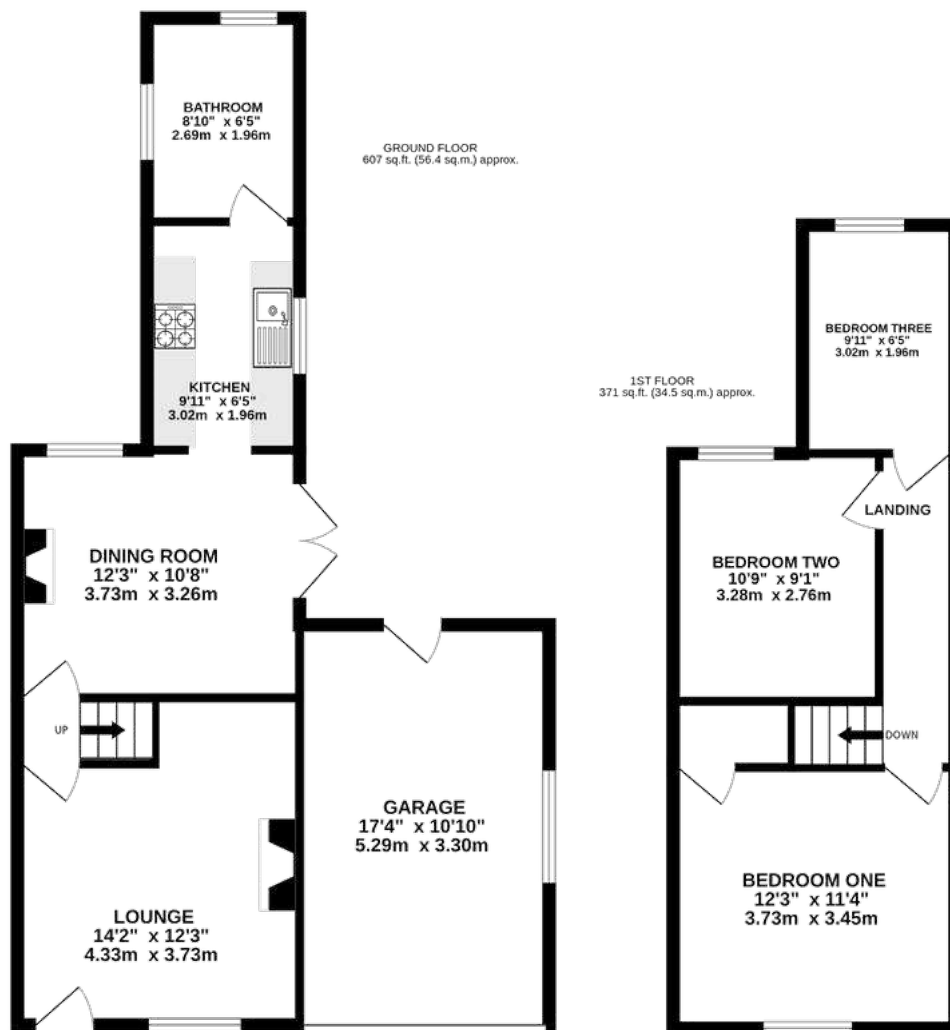












TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.



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 A.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

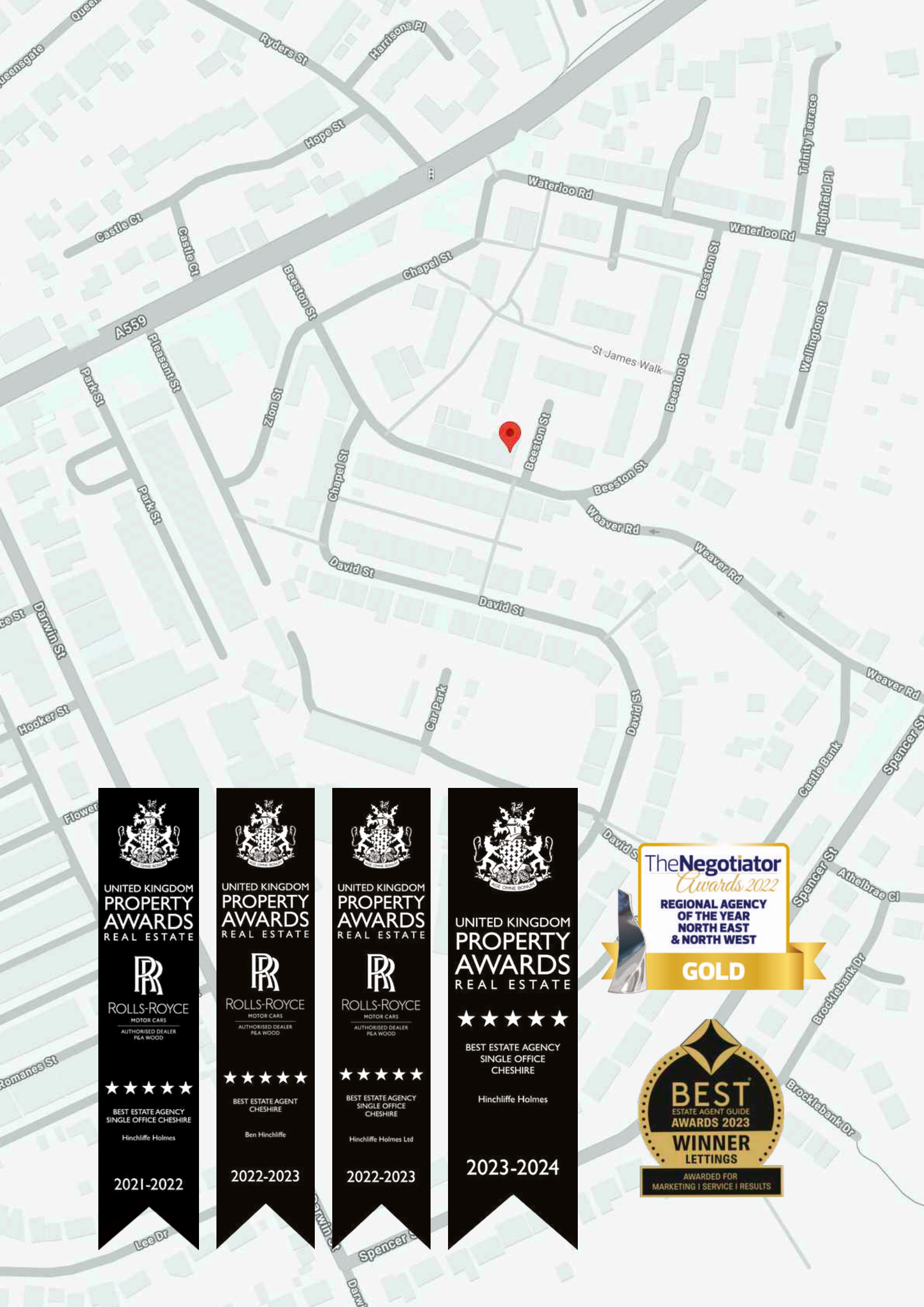

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(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;

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(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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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.



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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.



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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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