



**HINCHLIFFE
HOLMES**



14 SEAGRAVE CLOSE



GROUND FLOOR

Entrance Hall
Lounge
Dining Room
Kitchen
WC

FIRST FLOOR

Landing
Bedroom One
En-suite
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

Garage
Parking
Gardens

14 SEAGRAVE CLOSE

Northwich | CW9 8UR

Situated in the popular location of Kingsmead, a beautifully presented Three bedroom detached property with superb flexible accommodation throughout. This property has had a complete makeover since it was purchased and its now a beautifully presented family home. This property is further complimented by landscaped gardens, garage and off road parking.

Kingsmead is situated on the outskirts of the market town of Northwich and on the edge of the attractive Weaver Valley. A clock tower stands at the main entrance (off the A556) to Kingsmead. Grouped into a number of distinct neighbourhoods with attractive features and informal open space, a limited number of builders have created a distinctive setting for a variety of house types. Kingsmead is also served by an excellent Nursery, Primary School, Doctors Surgery,

Pharmacy, Dentist, Hair Salon, Tesco Express, Takeaway outlets, Kingfisher Public House and play parks.

Nearby Northwich provides a comprehensive range of shopping and leisure facilities including Waitrose, Sainsbury's, Boots, W H Smith to name but a few. The Barons Quay development also now offers an Odeon cinema and a Wildwood restaurant and bar. There are also a number of other eateries within Northwich and the outskirts. The brand-new Northwich Memorial Court incorporates a Brio Leisure and entertainment Centre which hosts numerous events throughout the year. For commuting purposes, the A556 Manchester to Chester Road is a short drive away and provides good access to the motorway networks. Northwich also has its own railway station and bus depot. There are also a good amount of schools available for all ages.





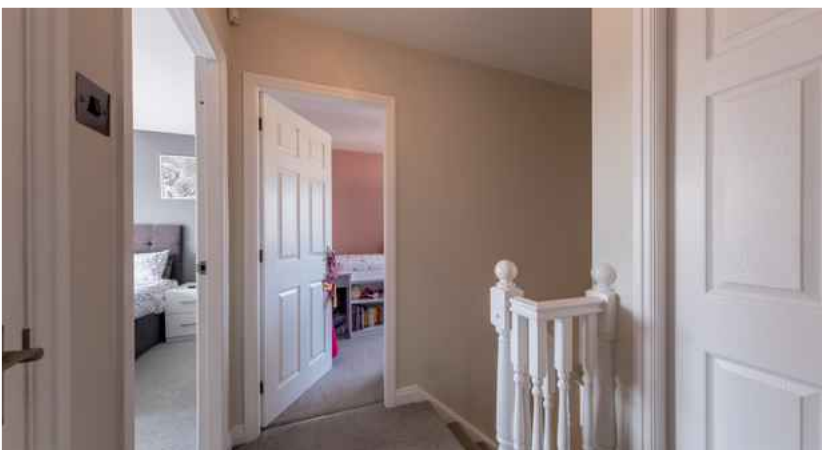










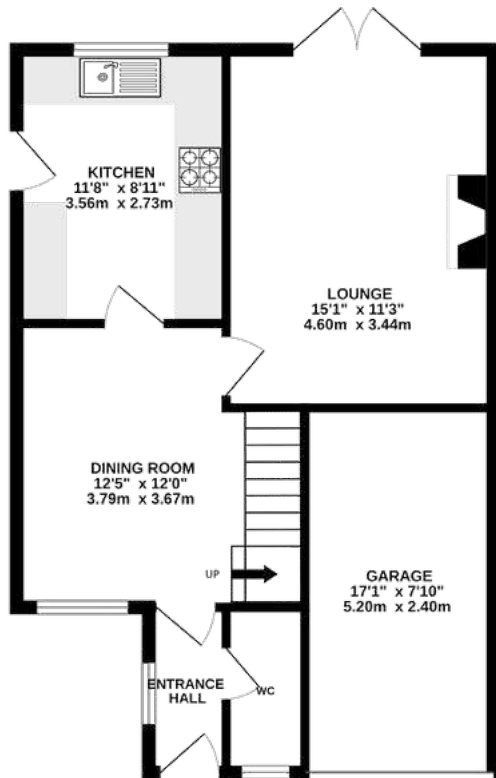






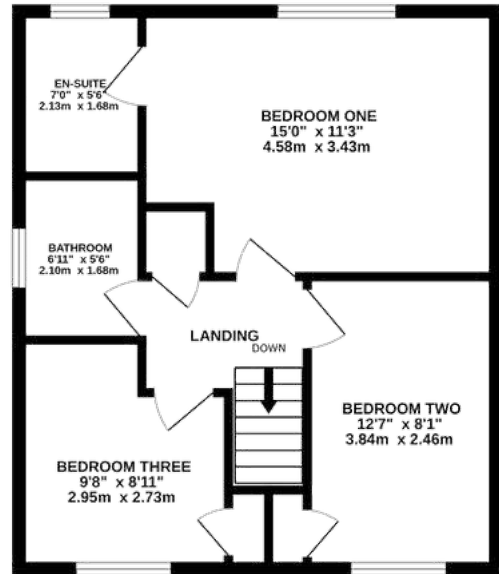


GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 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 D.

POSSESSION

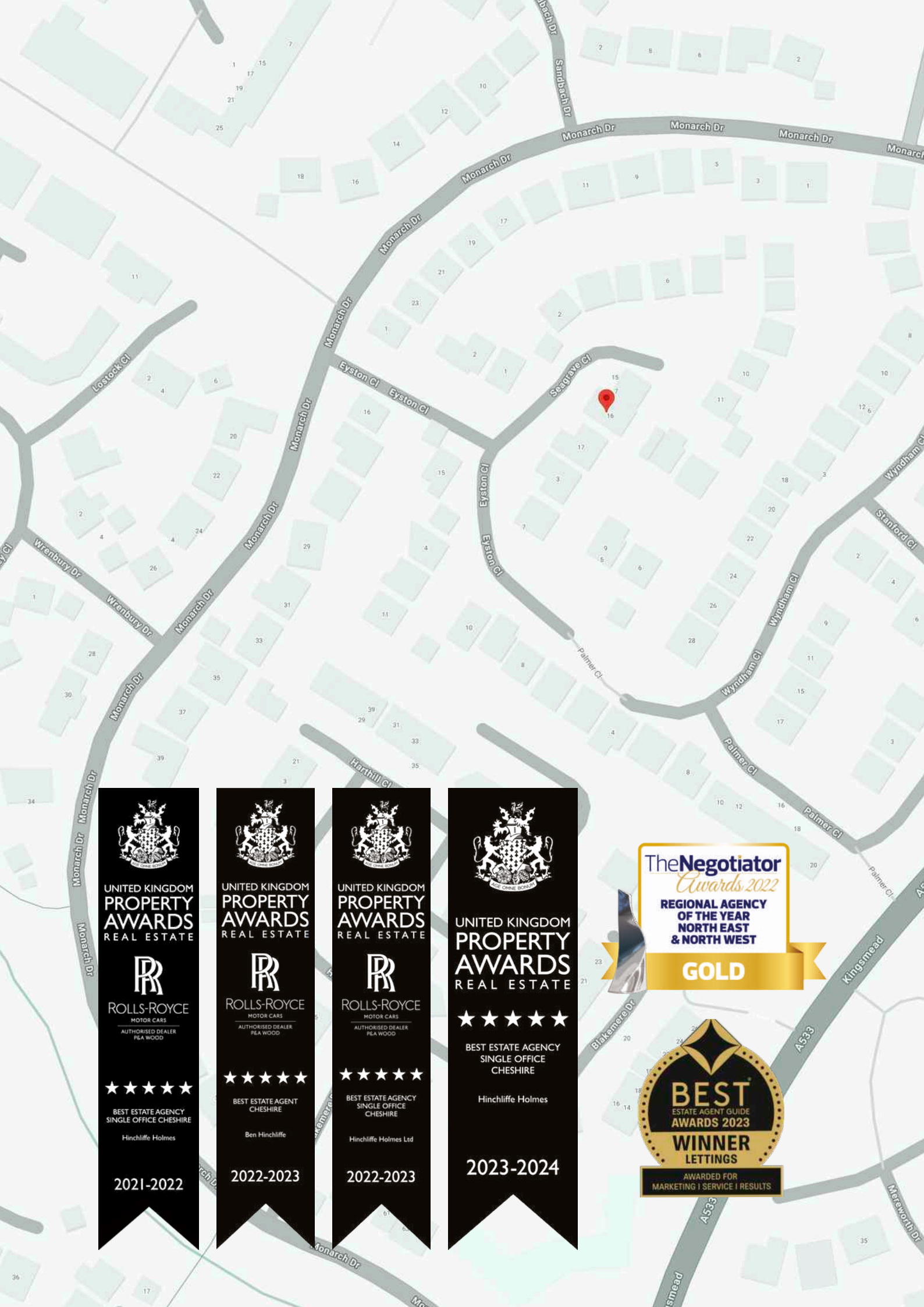

Vacant possession upon completion.

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.


**UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE**




ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hinchliffe Holmes

2021-2022




**UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE**




ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★
BEST ESTATE AGENT
CHESHIRE
Ben Hinchliffe

2022-2023



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MOTOR CARS
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PEA WOOD

★★★★★
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Hinchliffe Holmes Ltd

2022-2023



**UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE**

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE
Hinchliffe Holmes

2023-2024

TheNegotiator
Awards 2022
**REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST**

GOLD

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

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**

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk