



HINCHLIFFE
HOLMES



32 WAYSTEAD CLOSE



GROUND FLOOR

Entrance Hall | Kitchen | Dining Room
Lounge | Family Room | Garden Room | WC

FIRST FLOOR

Landing | Bedroom One - En-suite - Dressing Room
Bedroom Two | Bedroom Three
Bedroom Four | Bathroom

OUTSIDE

Parking | Gardens

32 WAYSTEAD CLOSE

Kingsmead | CW9 8NN

Situated within the highly desirable location of Kingsmead, This stunning four bedroom, two bathroom family home features a beautiful master suite bedroom. Further benefits include four reception rooms providing lots of space for families and an entertaining hub for friends and is complimented nicely with off road parking and south facing landscaped private garden to the rear capturing vast amounts of natural sunlight.

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, WH Smith, and Marks and Spencer to name but a few. The new 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.











































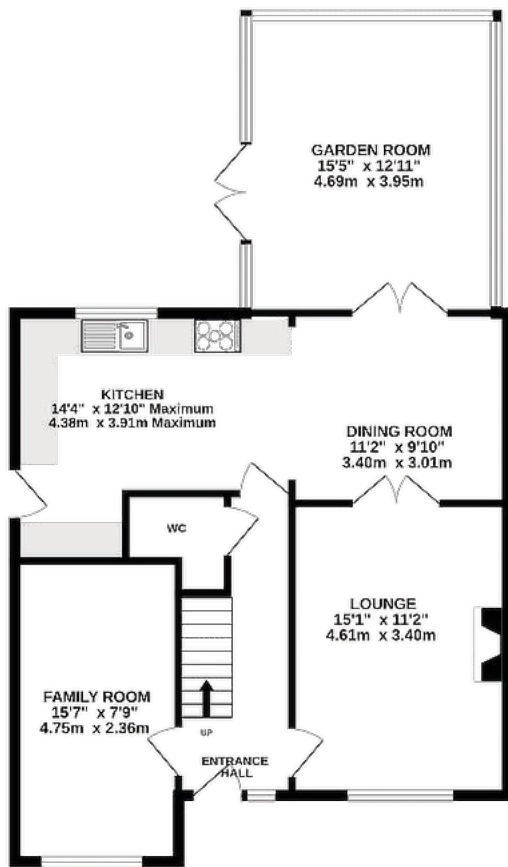




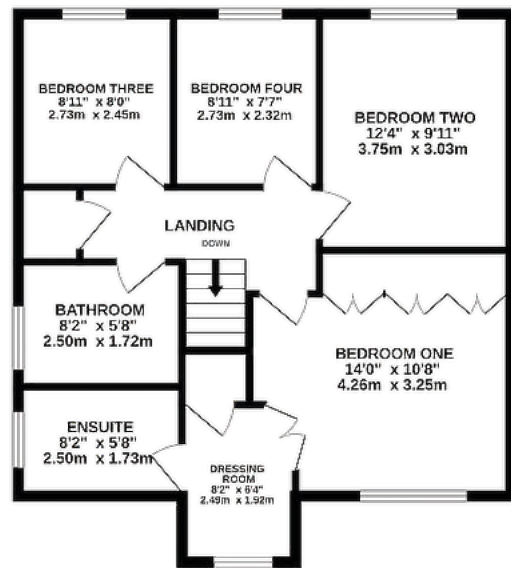




GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 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 E.

POSSESSION

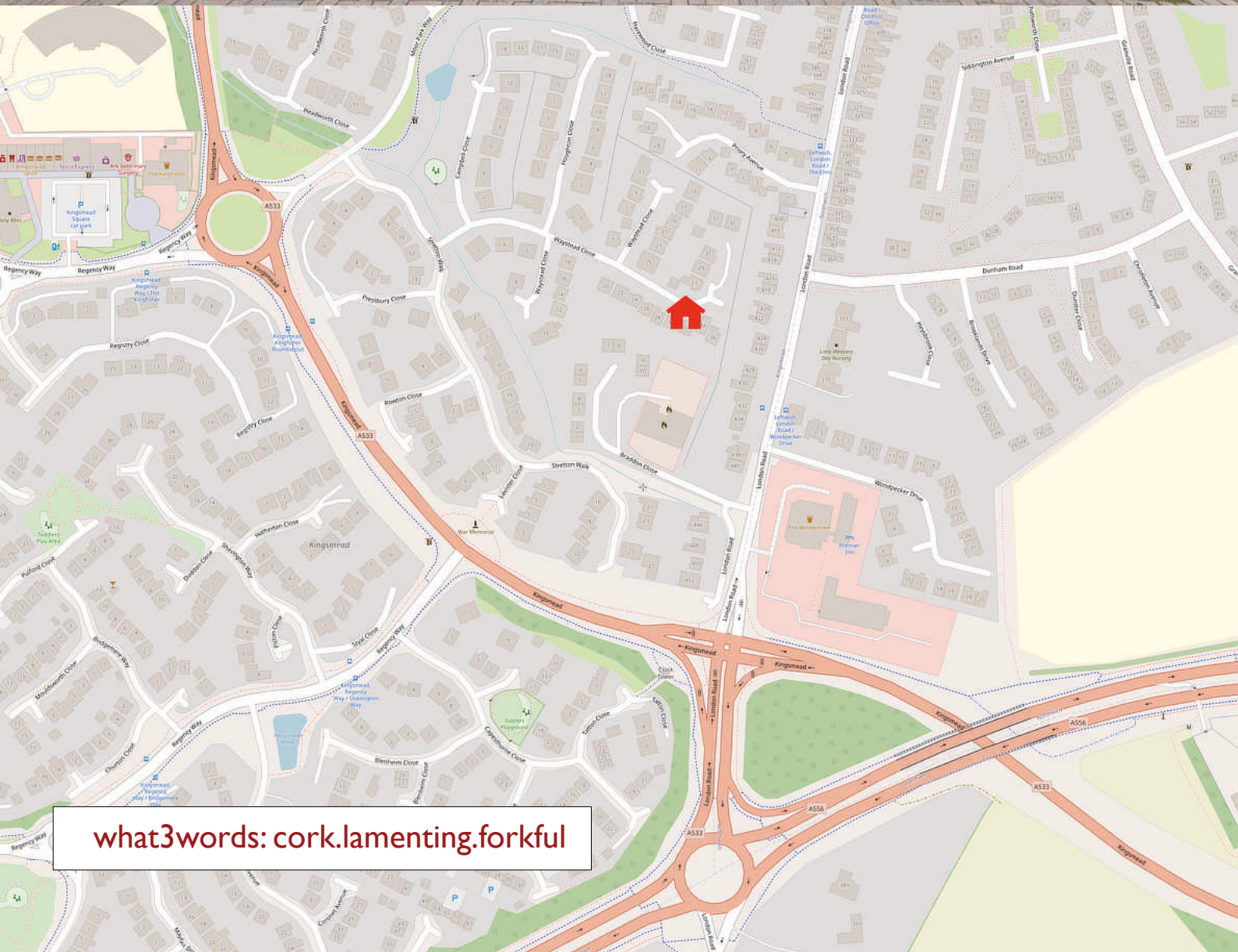
Vacant possession upon completion.

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.



what3words: cork.lamenting.forkful



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

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.

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.

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.

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.

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.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

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

2021-2022



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ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hincliffe

2022-2023



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P&A WOOD

★★★★★
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2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE

★★★★★
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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





HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

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