

FREEHOLD



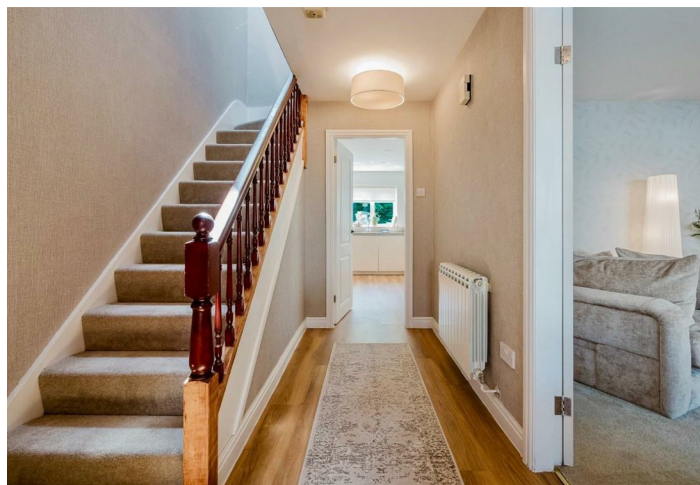
House - Detached

11 GRAINGERS
ROAD,
NORTHWICH, CW9
8EJ

£375,000

FEATURES

- Beautifully presented three-bedroom detached family home
- Stunning open-plan kitchen/dining room with central island
- Bright conservatory overlooking the rear garden
- Spacious principal bedroom with fitted wardrobes and en-suite
- Separate utility room and downstairs WC



ACOBAS

3 Bedroom House - Detached located in Northwich

The property is approached via a block-paved driveway, providing ample off-road parking, alongside an integral garage and an attractive frontage that creates an immediate sense of kerb appeal.

Stepping inside, the welcoming entrance hall leads to a bright and spacious living room, beautifully presented with tasteful decor and generous proportions, providing an inviting space to relax with family or entertain guests.

To the rear of the property lies the true heart of the home – an impressive open-plan kitchen and dining room. Finished with sleek contemporary cabinetry, quality integrated appliances, a central island and extensive worktop space - purposefully designed with modern family living in mind. Large glazed doors flow seamlessly into the conservatory, creating an abundance of natural light and extending the entertaining space throughout the seasons.

The ground floor also benefits from a separate utility room, offering excellent additional storage and laundry facilities, together with a versatile office/study that is perfectly suited for those working from home or alternatively a playroom / hobby room. A convenient downstairs WC completes the accommodation.

The first floor offers three well-proportioned bedrooms, all beautifully presented. The principal bedroom is an exceptional space, complete with fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

Externally, the rear garden provides a private and secure environment, ideal for families and outdoor entertaining, while the conservatory creates a wonderful transition between the home and garden.

Situated within a popular residential location, the property enjoys excellent access to highly regarded schools such as Sir John Deane's. As well as local amenities, transport links and Northwich town centre, making it an outstanding choice for families and professionals alike.



CHESHIRE | 25 PRINCESS STREET, KNUTSFORD, CHESHIRE, WA16 6BW

Call us on

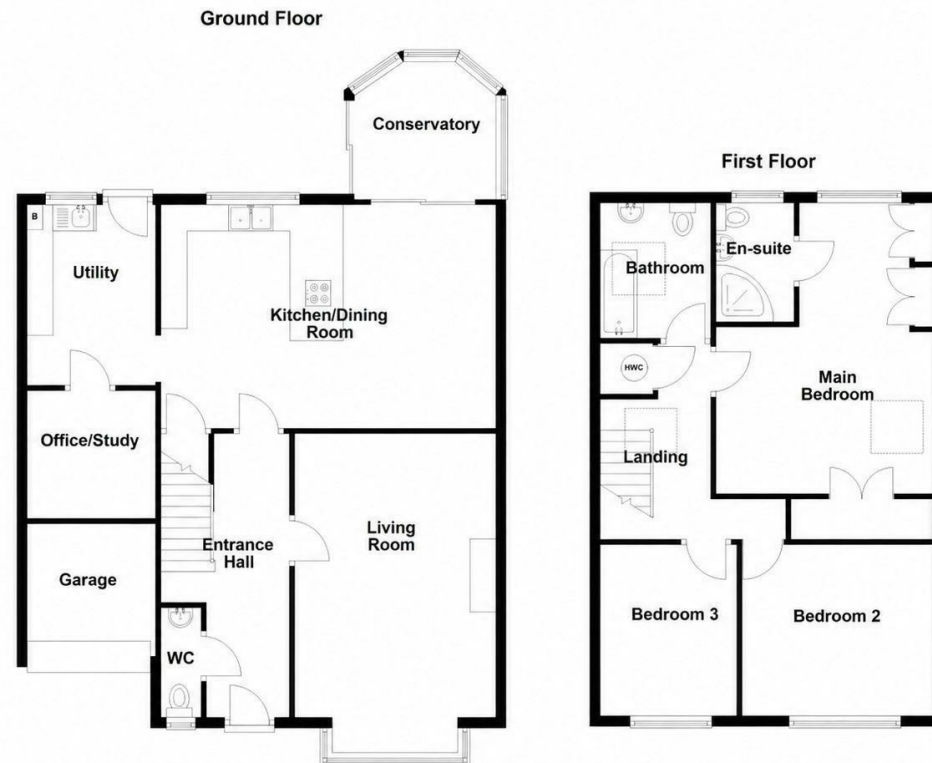
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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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