

FREEHOLD



House - Detached

# 35 WAYSTEAD CLOSE, NORTHWICH, CW9 8NN

## £550,000

### FEATURES

- Ideal family home
- Generous 0.15 acre plot
- Four well proportioned bedrooms
- Immaculate garden
- Close proximity to highly rated Sir John Deane's College



ACOBAS

# 4 Bedroom House - Detached located in Northwich

Acobas are delighted to present this spacious four-bedroom detached family home extending to just under 1,500 sq ft, ideally positioned within a quiet residential cul-de-sac. Situated within close proximity to the highly regarded Sir John Deane's Sixth Form College, the property also benefits from an exceptionally generous plot, with a notably larger rear garden than many neighbouring homes. Offering versatile living accommodation, multiple reception spaces and excellent potential for further enhancement, this attractive home is perfectly suited to modern family life.

Call us on  
**01565 396 356**

[Info@acobas.co.uk](mailto:Info@acobas.co.uk)  
[www.acobas.co.uk](http://www.acobas.co.uk)

**Council Tax Band**  
**E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

