



15 Longmeadow, Weaverham, Northwich, Cheshire, CW8 3JH

£485,000 – No onward chain

NO ONWARD CHAIN. Situated on the edge of the popular village of Weaverham, yet within easy reach of local amenities and well-regarded schools, this beautifully presented family home occupies a desirable position on Longmeadow. The accommodation begins with a welcoming entrance hall leading to a spacious lounge, a family area overlooking the rear garden, and a well-appointed kitchen diner. Further ground floor benefits include a utility room and a guest WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a modern family bathroom. Externally, the property offers a driveway to the front providing off-road parking. To the rear is a well-established garden featuring a patio area, ideal for outdoor entertaining. The tandem garage offers excellent versatility, providing storage to the front, while the rear—currently used as a gym—would also make an ideal home office or hobby space.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, stairs rise to the first floor and doors lead to the lounge, family room and guest WC.

LOUNGE 16' 10" x 13' 8" (5.14m x 4.18m)

A light and airy lounge with double glazed windows to the front and side elevations, wall mounted radiator.

FAMILY ROOM 11' 3" x 10' 11" (3.44m x 3.34m)

A fantastic space to relax at the end of the day. With double glazed patio doors that lead to the rear garden., laminate flooring and wall mounted radiator.

KITCHEN/DINER 13' 8" x 11' 3" (4.17m x 3.43m)

With a double glazed window to the rear elevation over looking the garden. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, integrated dishwasher. Inset spot lighting, wall mounted radiator and space for table and chairs.

UTILITY ROOM 8' 3" x 5' 10" (2.54m x 1.78m)

With a double glazed door and window to the side elevation, space and plumbing for washing machine, space for fridge freezer.

GUEST WC

With a double glazed opaque window to the front elevation. Fitted with a low level WC and hand wash basin, part tiled walls.

LANDING

With a double glazed window to the side elevation, loft access and two cupboards provide storage.

BEDROOM ONE 11' 10" x 13' 8" (3.63m x 4.17m)

With a double glazed window to the front elevation and wall mounted radiator. A door leads to the en-suite.

ENSUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC and handwash basin encased in a vanity unit. Shower cubicle and shower, tiled walls and tiled flooring, towel rail.

BEDROOM TWO 9' 10" x 11' 3" (3.02m x 3.43m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM THREE 7' 9" x 11' 2" (2.38m x 3.42m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FOUR 11' 3" x 6' 8" (3.45m x 2.04m)

With a double glazed window to the rear elevation and wall mounted radiator.

FAMILY BATHROOM

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC and hand wash basin, panelled bath with shower over, inset spot lighting, extraction, tiled walls and floor and towel rail.

EXTERNALLY

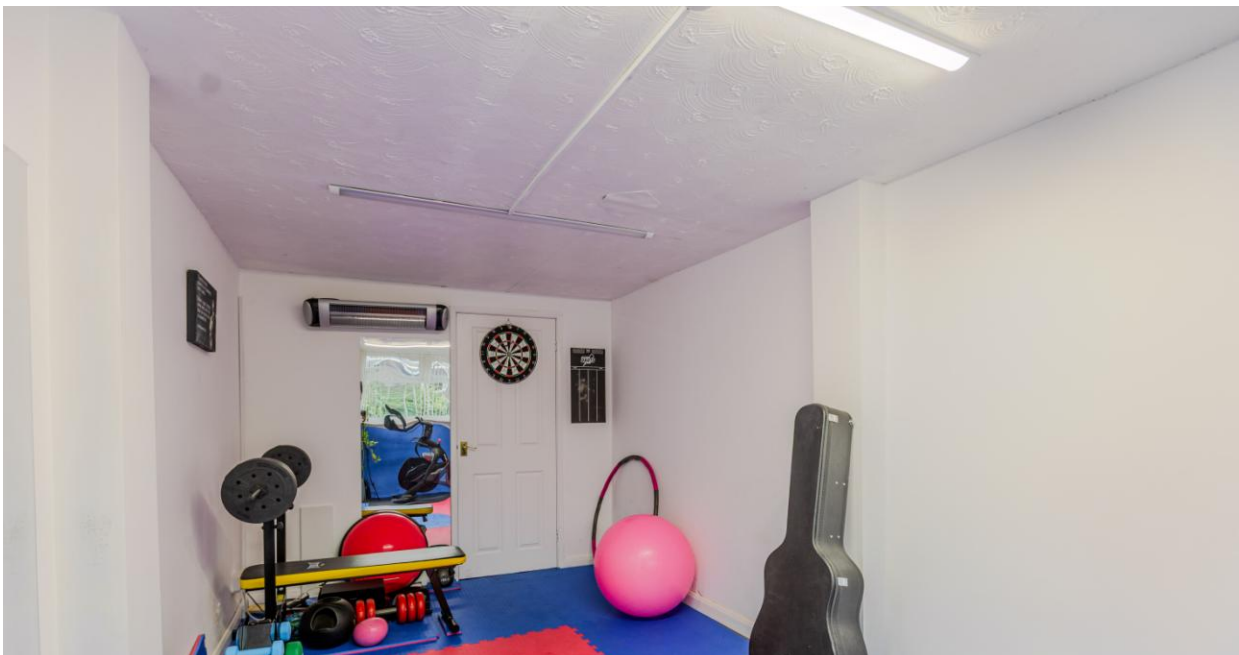
To the front is a driveway providing off road parking and to the rear a mature and well established garden, mainly laid to lawn with a patio area ideal for alfresco dining.

GARAGE 18' 2" x 8' 2" (5.55m x 2.49m)

With an up and over door, power and lighting, access to the gym.

GYM 8' 2" x 16' 10" (2.49m x 5.14m)

Currently used as a gym. With power and lighting, would make a fantastic home office or hobby room.





Total area: approx. 160.3 sq. metres (1725.2 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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