

OFFERS IN THE REGION OF £525,000



A well presented chain free period property with over 1,700 square feet of internal accommodation located on Chester Road

## Description

Purchased by the current vendors over forty years ago this spacious property is the perfect opportunity for a growing family looking for their next project.

Externally this property is positioned on a large plot with a large gravel driveway to the front aspect, a single integral garage which houses the seventeen year old combi boiler and to the rear aspect is a large lawned garden with a detached conservatory, three sheds and a greenhouse.

Ground floor accommodation comprises porch through entrance hall with original herringbone flooring, understairs storage and provides access to the morning room, lounge and kitchen/dining room.

The morning room, currently being used as a formal dining area has a large double glazed window to the front aspect with stunning views over the front garden.

The lounge measures over 18 ft by 14 ft with a feature gas fire place, a double glazed window to the side aspect and French doors to the rear aspect, flooding the room with natural light.

The kitchen has a range of low level and eye level oak effect units, space for a family sized dishwasher and a range of integrated appliances including an extractor fan, a four ring electric hob and a double gas oven. The pantry provides plumbing for the washing machine and the downstairs WC is located off the kitchen through the back door.

Upstairs comprises spacious landing with access to the partly boarded loft space, three double bedrooms, a three piece en-suite shower room off the principal bedroom, a single bedroom/study and a three piece family bathroom.

Sandiway and Cuddington are perfectly positioned between both Northwich town centre and Tarporley village and have an excellent range of day-to-day amenities including the Blue Cap and White Barn public houses, Dentist, and library. There are two separate areas of shops that include convenience store, newsagents, dry cleaners, bakery, butchers, pharmacy, and off licence in addition to the renowned De Fine Food Wine delicatessen, coffee shop and restaurant.

The villages have two local primary schools, Church Hall, village community centre, tennis courts and playing fields and superb children's park.

These areas provide fantastic commuter links with Cuddington train station located a short walk away connecting commuters to Manchester, Chester, Liverpool, Warrington and Birmingham and Hartford Station is a four minute drive away - this is on the Liverpool to London line and only fifteen minutes from Crewe. In addition, access points to the M6/M56, M53, A49 and A55 are all easily accessible. The house is also within 40 minute drive of Liverpool and Manchester International Airports and the fast-developing MediaCity UK at Salford.

This property is exceptionally well located for a choice of

excellent local schools, including highly sought after Grange Independent School, Cransley Independent School, St Nicholas RC High School and Sir John Dean's Sixth Form College. The location is ideal for those that enjoy a walk, with the Whitegate Way and surrounding area being only a short walk away. There's no need to jump in the car to go for a walk.

In nearby Northwich, the popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. An £80m development in Northwich Town Centre, Barons Quay has provided a multi-screen Odeon cinema & a large new Asda superstore. There is also a state-of-the-art leisure facility opened in the heart of Northwich, with two swimming pools, huge range of gym equipment and classes that cater for fitness enthusiasts.







### Ground Floor

Approx. 86.3 sq. metres (929.0 sq. feet)



### First Floor

Approx. 72.0 sq. metres (774.7 sq. feet)



Total area: approx. 158.3 sq. metres (1703.7 sq. feet)

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		
<b>England &amp; Wales</b>	<b>65</b>	<b>76</b>
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	<b>EU Directive 2002/91/EC</b>



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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