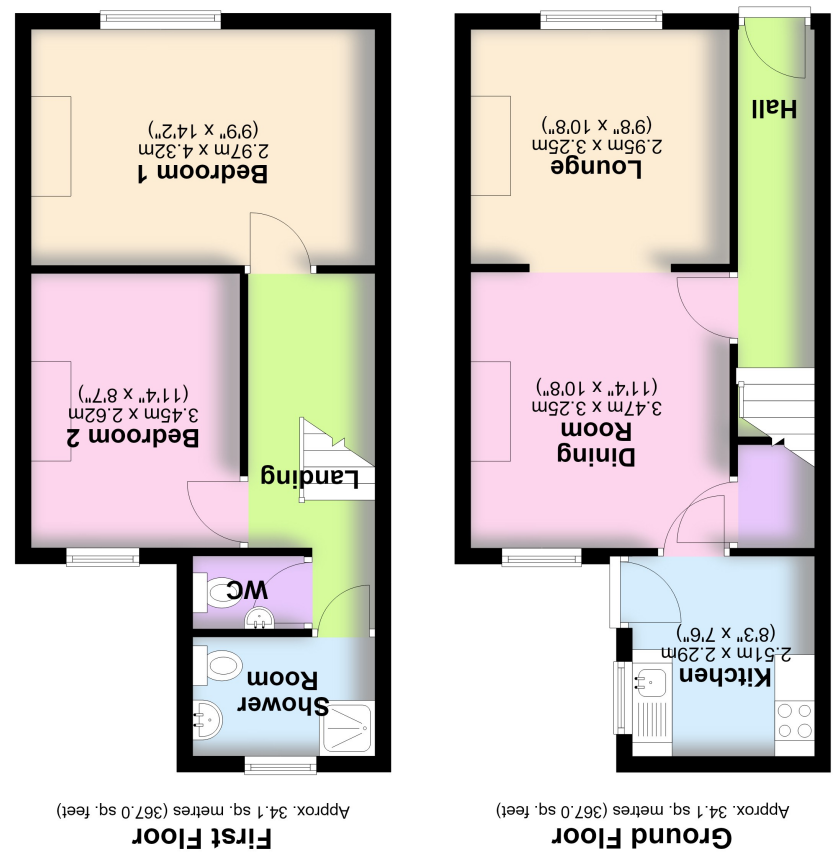


Total area: approx. 68.2 sq. metres (733.9 sq. feet)

MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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Estate Agents

OIRO £159,950









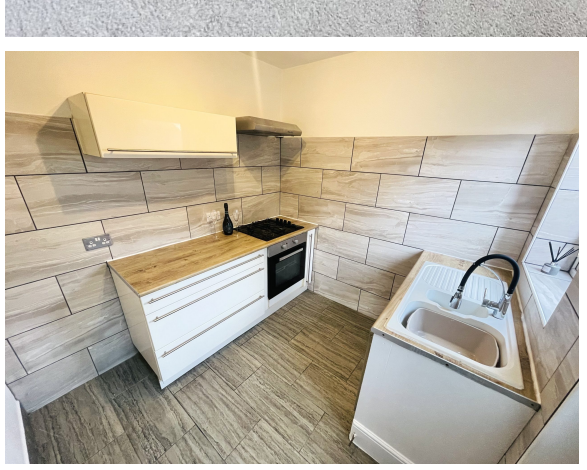


2 FLOWER STREET, CW8 1BZ

2 2 1 D

Council Tax Band: A















A recently modernised chain free period end terrace property located within waking distance of Northwich town centre and Greenbank train station

Recently modernised by the current vendor this property is the perfect opportunity for first time buyers looking to acquire their first home which they can put their own personal stamp on.

Particular mention must be made of the new damp proof course, loft and external wall insulation installed and new brand new windows have been ordered for the lounge and dining room.

Externally the property has on street parking to the front aspect and side access to the private and enclosed rear yard.

Ground floor accommodation comprises spacious hallway with brand new carpets throughout the downstairs, stairs to the first floor and provides access to the lounge which houses the XXX year old combi boiler, dining room and kitchen.

The kitchen has laminate flooring, a range of low level and eye level units, a selection of integrated appliances including an extractor hood, gas hob, electric oven, space for a washing machine and fridge/freezer and provides direct access to the rear yard.

Upstairs comprises landing with access the partly boarded loft space, two double bedrooms, a three piece shower room and separate WC with new carpets throughout the upstairs.

Castle is perfectly positioned between Northwich and Hartford, ideal for buyers who want the convenience of being able to walk into Northwich town centre but also to Greenbank train station.

Northwich and surrounds are renowned for it’s superb educational facilities. Catering for all age groups, including the highly reputable and very popular Charles Darwin Primary School, Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas’s Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane’s Sixth Form and further education college which is within a short drive of the property.

Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.