



A four double bedroom period property with over 1,600 square feet of internal accommodation located within walking distance of Northwich town centre and Greenbank train station

## Description

Purchased by the current vendor seven years ago this property has been modernised throughout to create a superb family home with a large rear garden.

Externally the property has a double gravel driveway to the front aspect and a side gate providing direct access to the south east facing patio and lawned garden to the rear aspect.

Ground floor accommodation comprises storm porch through entrance hallway with original minton flooring, stairs to the first floor and provides access to the bay fronted lounge, the morning room and dining room.

The bay fronted lounge measures over 11 ft by 12 ft, with a feature gas fireplace and original coving creating a cosey reception room.

The morning room has wooden flooring with a large built in storage cupboard, a feature gas fireplace and French doors to the conservatory.

The kitchen/dining room has tiled flooring throughout, understairs storage, a range of built in storage cupboards, a wall mounted Worcester combi boiler, a range of low level and eye level units, an integrated Bosch oven and space for a washing machine and fridge/freezer. This presents the perfect opportunity for a side return kitchen extension in future years creating a modern open plan kitchen/dining room.

First floor accommodation comprises spacious landing with a large sky light flooding the room with natural light, stairs to the second floor, three double bedrooms, a modern three piece family bathroom and the added advantage of a small study with built in storage located off bedroom one, ideal for remoting working or a teenager to study.

The second floor comprises a large fourth bedroom measuring over 11 ft by 12 ft with velux windows and a modern three piece bathroom, perfect for teenage children.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular 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 Greenbank (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retail chains, all of which are located within

walking distance. 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.









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		
England & Wales	78	43
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		
England & Wales		
EU Directive 2002/91/EC		



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