



Floor Plans

(Not to scale)

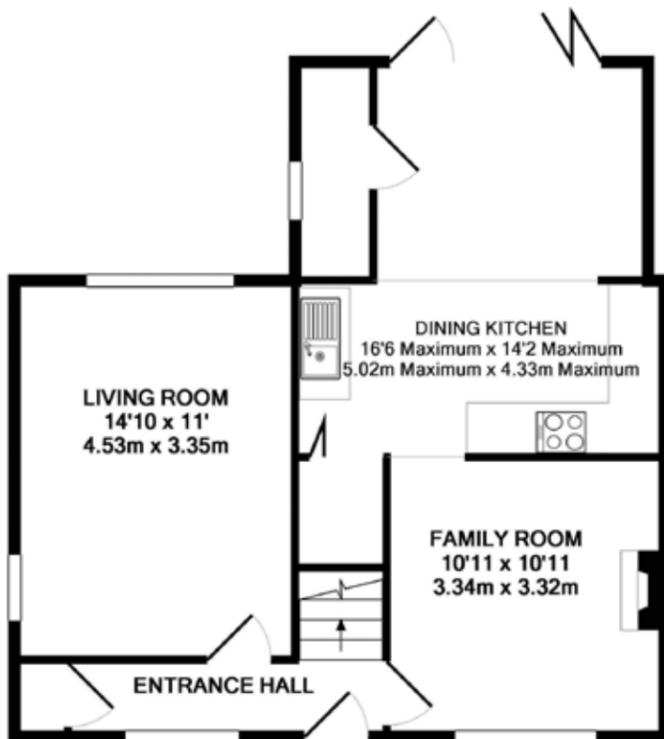


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

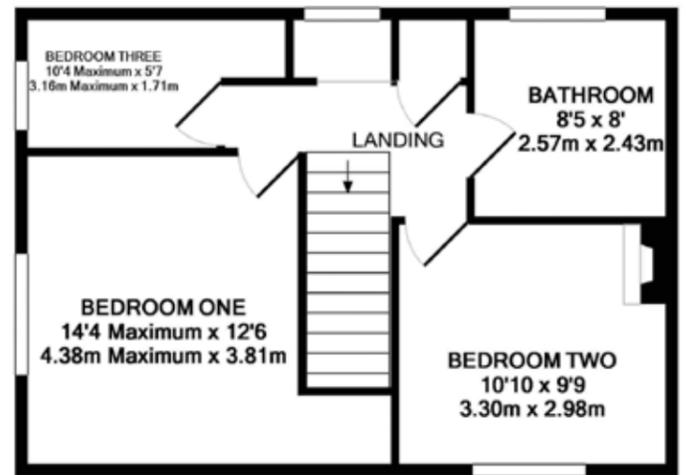
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, 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;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TARPORLEY

56B High Street, Tarporley
Cheshire CW6 0AG

01829 730 021

tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

101 Cromwell Road

Northwich, Cheshire CW8 4BW

 2 Reception Rooms  3 Bedrooms  1 Bathrooms

Hinchliffe Holmes are delighted to offer for sale this recently renovated and extended three bedroom semi-detached home situated in a popular residential location. Presented to an exact standard this home offers two reception rooms, a large dining kitchen, utility room/downstairs cloakroom and to the first floor three bedrooms and bathroom. Viewing is highly recommended.

LOCATION

Northwich Town Centre caters for a diverse range of needs. There is good schooling for children of all ages and an abundance of local amenities to include local shops, superstores, cafe's, restaurants, a leisure centre and pubs. Northwich railway station is close to hand whilst north and south bound intersection of the motorway network are about 15 minutes driving distance.

DIRECTIONS

Upon leaving our office on the High Street, Northwich head east on Apple Market St towards Weaver Square Shopping Precinct, turn left onto Watling St/A533/A559, slight right to stay on Watling St/A533/A559

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.



GROUND FLOOR

Hallway

Radiator, storage cupboard, stairs to First Floor, fitted carpet.

Living Room 4.52m (14'10") x 3.35m (11')

Radiator, storage cupboard, stairs to First Floor, fitted carpet.

Family Room 3.33m (10'11") x 3.33m (10'11")

Wooden flooring, double glazed window to front, radiator, log burner with brick surround, tiled hearth and wooden mantel.

Dining Kitchen

Storage cupboard downstairs, fitted with a range of wall and base units comprising cupboards and drawers, base units with wooden work surfaces over and tiled splashback, granite sink unit with mixer tap and drainer, central island with wooden work surface incorporating breakfast bar and seating for 2, feature radiators, 4 ring Bosch gas hob with extractor fan over, Indesit electric oven, integrated fridge/freezer, integrated dishwasher.

Dining Area

Bifold doors to rear, door to rear, windows to sides, glass roof. Door leading to:

Utility Room/Downstairs WC

Double glazed opaque window to side, wash basin with cupboard below, low level W.C. and towel rail, space for combination washer/dryer with storage shelving over.

FIRST FLOOR

Landing

Small reading area, airing cupboard housing combi boiler, door to:

Bedroom One 4.37m (14'4") max x 3.81m (12'6")

Radiator, built in storage cupboard over stairs, UPVC double glazed window to side, feature fireplace.

Bedroom Two 3.3m (10'10") x 2.97m (9'9")

Radiator, UPVC double glazed window to front.

Bedroom Three 3.15m (10'4") max x 1.7m (5'7")

Radiator, UPVC double glazed window to front.

Bathroom 2.57m (8'5") x 2.44m (8')

Low level WC, vanity washbasin with storage below and Travertine splashback, 'P' shaped bath with overhead Rain style shower head and Travertine splashback, tiled floor, wall mounted heated towel rail, UPVC double glazed opaque window to rear.

OUTSIDE

Garden

To the rear the garden is mostly laid to lawn with mature trees and shrubs. There is a shed for storage and a patio area ideal for outside entertainment.

To the front there is a driveway with off road parking and the garden is mainly laid to lawn. There is side access to the rear of the property.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band C.

POSTCODE

CW8 4BW

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

