

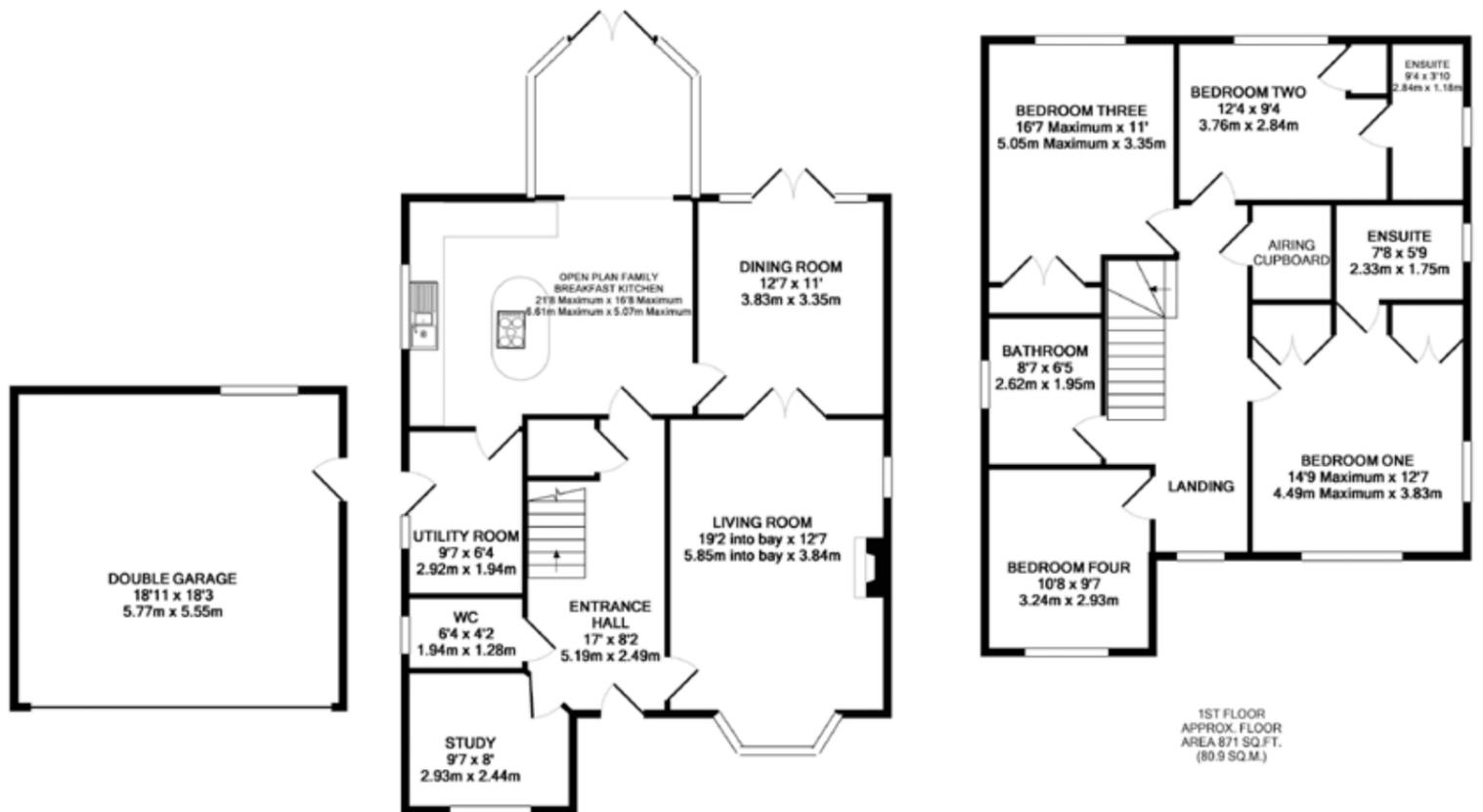


**Floor Plans**

(Not to scale)



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# Ashgrove House

Dobbells Road, Northwich, Cheshire CW9 8DT

 4 Reception Rooms  4 Bedrooms  3 Bathrooms

*Hinchliffe Holmes are delighted to offer for sale this beautifully presented, executive four bedroom detached self-build residence, which offers an abundance of space and light. Situated on an impressive development of just three prestigious homes, one could move straight into this property and feel at home in an instant. We would highly recommend viewing at your earliest convenience to avoid disappointment.*

## LOCATION

Situated just outside of Northwich Town Centre which caters for a diverse range of needs. There is excellent schooling for children of all ages and an abundance of amenities to include; local shops, superstores, cafes, restaurants, a leisure centre and pubs. Northwich railway station is within easy striking distance, whilst north and south bound intersection of the motorway network are about 15 minutes driving distance

## DIRECTIONS

From our office on High Street, head East on Apple Market Street towards Weaver Square Shopping Precinct. After approximately 0.1 miles turn left onto Watling Street. After approximately 0.2 miles turn left onto London Road. After approximately 0.5 miles turn left onto London Road. After approximately 0.1 miles turn right onto Brockhurst Way. After approximately 0.1 miles, the destination will be on the left.

## 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

### Entrance Hall 5.18m (17'0) x 2.49m (8'2)

Wood effect laminate flooring, stairs to First Floor, smoke alarm, coving to ceiling, radiator, understairs storage.

A glazed door leads to:-

### Living Room 5.84m (19'2) x 3.84m (12'7)

UPVC double glazed bay window to front, wood effect laminate flooring, gas fire with stone surround, UPVC double glazed window to side, inset ceiling spotlights, coving to ceiling.  
Double doors leading to:-

### Dining Room 3.84m (12'7) x 3.35m (11')

UPVC double glazed doors and windows to rear, wood effect laminate flooring, radiator, coving to ceiling.  
Door leading to:-

### Study/Playroom 2.92m (9'7) x 2.44m (8')

UPVC double glazed window to front, wood effect laminate flooring, coving to ceiling and radiator.

### Kitchen/Diner 6.6m (21'8) max x 5.08m (16'8) max

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, one and a quarter sink unit with mixer tap and drainer, UPVC double glazed windows to side and rear, inset ceiling spotlights, island with 5 ring gas hob and extractor fan over, double oven, fitted dishwasher, display cabinets, partially tiled walls, slate style Karndean flooring.  
Open Plan to:-

### Garden Room

UPVC double glazed window to both sides, UPVC double glazed doors to rear, Karndean flooring, exposed beams, garden views, radiator.  
Door to:-

### Utility Room 2.92m (9'7) x 1.93m (6'4)

Karndean flooring, radiator, UPVC double glazed window to side, double glazed door to side, space for washing machine, base units with work surfaces over, sink unit with chrome mixer tap and drainer, boiler, extractor fan.

### Downstairs Cloakroom 1.93m (6'4) x 1.27m (4'2)

Wood effect laminate flooring, low level WC with push flush, UPVC double glazed opaque window to side, wash hand basin with chrome mixer tap, splashback tiling, radiator, extractor fan.

## FIRST FLOOR

### Landing

UPVC double glazed window to front, fitted carpet, coving to ceiling, loft access, wall mounted air conditioning unit, radiator.

### Bedroom One 4.5m (14'9) Max x 3.84m (12'7) Max

UPVC double glazed windows to front and side, fitted carpet, radiator, coving to ceiling, two built-in double wardrobes.  
Door to:-

### En-suite Shower Room 2.34m (7'8) x 1.75m (5'9)

Low level WC, Karndean flooring, UPVC double glazed opaque window to side, corner shower unit with rainwater style shower head and glass sliding door, heated chrome towel rail, wash hand basins with chrome mixer tap and splashback tiling, extractor fan, inset ceiling spotlights.

### Bedroom Two 3.76m (12'4) x 2.84m (9'4)

UPVC double glazed window to rear, radiator, fitted carpet, coving to ceiling, fitted wardrobe. Door to:

### En-suite Shower Room 2.84m (9'4) x 1.17m (3'10)

Wood effect laminate flooring, UPVC double glazed opaque window to side, inset downlighters, extractor fan, low level WC with push flush, radiator, wash hand basin with chrome mixer tap and splashback tiling, shower cubicle with glass sliding door and chrome attachments.

### Bedroom Three 5.05m (16'7) x 3.35m (11')

UPVC double glazed windows to side and rear, fitted carpet, radiator and built-in double wardrobe.

### Bedroom Four 3.25m (10'8) x 2.92m (9'7)

UPVC double glazed window to front, radiator, fitted carpet, coving to ceiling

### Bathroom 2.62m (8'7) x 1.96m (6'5)

UPVC double glazed opaque window to side, inset ceiling spotlights, large bath with central mixer tap, wash hand basin with chrome mixer tap, low level WC with push flush and hidden cistern, wood effect laminate flooring, partially tiled walls, radiator, shaver point, extractor fan.

## OUTSIDE

### Gardens

The property is approached via a private with road with a block paved driveway offering parking for up to four vehicles and leading to the Detached Double Garage.

To the front there is a sandstone patio and pathway to front door with two garden areas which are laid to lawn.

To the rear there is an enclosed play area with safety sponge tiling and astro turf. There is an Indian sandstone patio area ideal for outside entertainment stepping up to a lawned area with flower beds and a range of established plants and shrubs. There is an oak framed gazebo and the garden is private.

### Detached Double Garage 5.77m (18'11) x 5.56m (18'3)

Electric up and over door, light and power, door to side, UPVC double glazed windows to front and rear, ladder to storage area above.

## 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 H

## POSTCODE

CW9 8DT

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

