

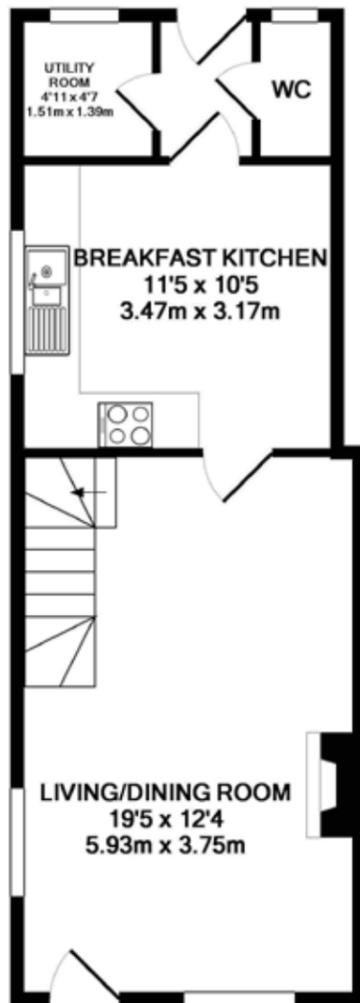


Floor Plans

(Not to scale)



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GROUND FLOOR



1ST FLOOR

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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Cheshire CW9 5BJ

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4 Dobells Road

Leftwich, CW9 8EA

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

Hinchliffe Holmes are delighted to offer for sale this incredibly well-presented two double bedroom end of terrace home situated on a no through road just outside of Northwich. The accommodation briefly comprises: Living Room. Breakfast Kitchen, Utility Room. Downstairs Cloakroom and to the first floor Two Double Bedrooms and Bathroom. Externally there is parking for numerous vehicles and a fully enclosed rear garden. Viewing is highly recommended.

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, take the second Dobells Road on the right and the property is on the right.

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

Living Room

UPVC double glazed windows to front and side with wooden shutters, inset downlighters, radiators, fitted carpet, TV unit with storage, gas fire with wooden surround and granite backing and hearth, understairs storage, stairs to First Floor.

Breakfast Kitchen

Tiled floor, fitted with a range of matching wall and base units comprising cupboards and drawers, base units with Korean work surface over, UPVC double glazed window to side, double oven with 4 ring gas hob, inset ceiling downlighters, sink unit with drainer and chrome swan style mixer tap, fitted fridge/freezer, integrated dishwasher, column radiator.

Utility Room

UPVC double glazed window to rear, space for washing machine, space for tumble dryer, continuation of tiled floor, radiator, wall mounted combination boiler.

Downstairs Cloakroom

UPVC double glazed opaque window to rear, radiator, low level WC with push flush, continuation of tiled floor, wash hand basin.

FIRST FLOOR

Landing

Loft access, fitted carpet, airing cupboard and vent/smoke alarm.

Bedroom One

UPVC double glazed window to front with wooden shutters, radiator, fitted wardrobes, fitted carpet and original cast iron fireplace.

Bedroom Two

UPVC double glazed window to rear with wooden shutters, triple wardrobe with sliding door, fitted carpet, radiator

Bathroom

Low level WC with push flush, wash hand basin with chrome mixer tap, bath with rainwater shower head over and separate chrome shower attachment, inset downlighters, extractor fan, glass shower screen, heated chrome towel rail.

OUTSIDE

Garden

The garden steps down to a block paved driveway with access to the front and parking for two vehicles. There is an artificial grass area, mature plants and shrubs and this is an ideal area for outside entertainment being fully enclosed and private.

Parking

Central Heating

Double Glazing

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. No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band .

POSTCODE

CW9 8EA

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

