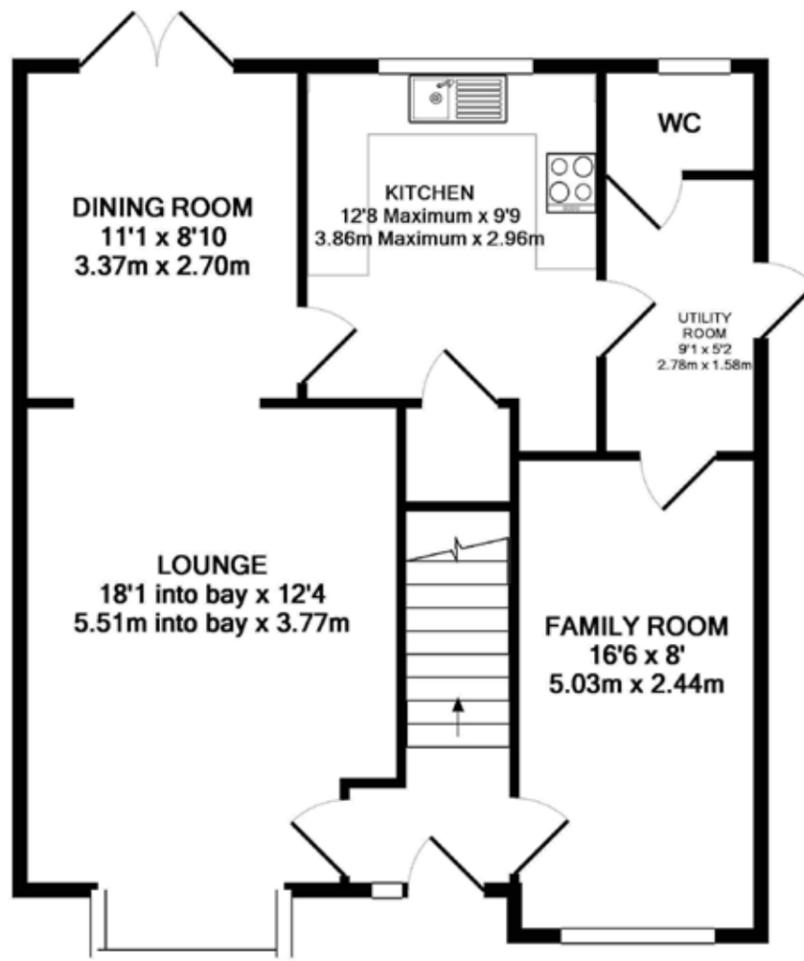




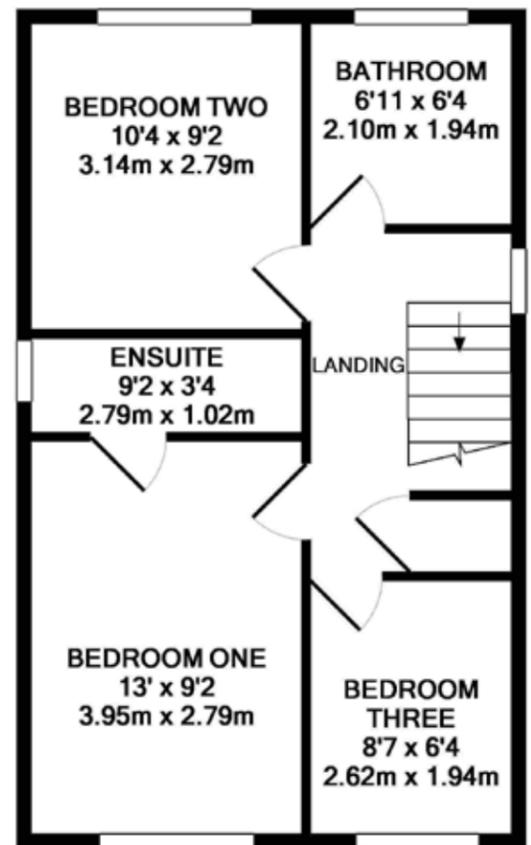
Floor Plans
(Not to scale)



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GROUND FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 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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2 Bridgemere Way

Kingsmead, Cheshire CW9 8FN

 3 Reception Rooms  3 Bedrooms  2 Bathrooms

An exceptional three bedroom detached home situated within the popular Kingsmead area. Tastefully renovated by the current owners 2 Bridgemere Way really is a home you can move straight into. Externally the outside space has landscaped and now benefits from a detached garden room which is fully insulated with light and power and boasts a variety of uses including outside office, studio or somewhere to just relax. Offering approximately 1,098 sq.ft. of accommodation this property needs to be viewed to be fully appreciated.

LOCATION

Kingsmead is situated on the outskirts of the market town of Northwich and on the edge of the attractive Weaver Valley. A clock tower stands at the main entrance (off the A556) to Kingsmead. Grouped into a number of distinct neighbourhoods with attractive features and informal open space, a limited number of builders have created a distinctive setting for a variety of house types. Kingsmead is also served by an excellent Nursery, Primary School, Doctors Surgery, Pharmacy, Dentist, Hair Salon, Tesco Express, Takeaway outlets, Kingfisher Public House and play parks. Nearby Northwich provides a comprehensive range of shopping and leisure facilities including Waitrose, Sainsbury's, Boots, WH Smith, and Marks and Spencer to name but a few. The new Barons Quay development also now offers an Odeon cinema and a Wildwood restaurant and bar. There are also a number of other eateries within Northwich and the outskirts. The brand new Northwich Memorial Court incorporates a Brio Leisure and entertainment Centre which hosts numerous events throughout the year. For commuting purposes the A556 Manchester to Chester Road is a short drive away and provides good access to the motorway networks. Northwich also has its own railway station and bus depot. There are also a good amount of schools available for all ages.

DIRECTIONS

From our office on High Street head West onto Apple Market Street. Apple Market Street turns slightly right and becomes Weaver Way. After approximately 0.2 miles continue onto Barons Quay Road. After approximately 0.3 miles at the roundabout, take the 1st exit onto Leicester Street. After approximately 0.2 miles at the roundabout, take the 2nd exit onto Venables Rd. After approximately 0.3 miles turn right onto Chester Way/A559. Continue to follow Chester Way. After approximately 0.3 miles turn left onto London Rd/A533. After approximately 0.8 miles at the roundabout, take the 2nd exit onto Kingsmead/A533. After approximately 0.4 miles at the roundabout, take the 2nd exit and stay on Kingsmead/A533. After approximately 0.1 miles turn right onto Regency Way. After approximately 0.2 miles turn right onto Bridgemere Way and the property is located on the right hand side.

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

The ground floor space should meet the criteria for the majority of buyers, if you looking for open plan living the Lounge and the Dining Room flow perfectly and are presented beautifully. From the Dining Room is the Kitchen, with a range of matching wall and base units and with all the modern appliances you would expect this kitchen is modern in design and spacious. From the Kitchen you will find the Utility Room and Downstairs Cloakroom. This property also benefits from a Family Room which has access to both the Hallway and Utility Room, ideal for a playroom or downstairs Bedroom.

Hallway

Lounge 5.51m (18'1) into bay x 3.76m (12'4)

Family Room 5.03m (16'6) x 2.44m (8')

Dining Room 3.38m (11'1) x 2.69m (8'10)

Kitchen 3.86m (12'8) max x 2.97m (9'9)

Utility Room 2.77m (9'1) x 1.57m (5'2)

Downstairs Cloakroom

FIRST FLOOR

To the first floor you will find three bedrooms all recently renovated with fitted bedroom furniture including double wardrobes, over head storage, dressing tables and in bedrooms two and three fitted beds with storage underneath. The very recently fitted En-Suite shower room is a modern design and immaculately presented and fitted. The upstairs accommodation is completed by the recently fitted modern family bathroom.

Landing

Bedroom One 3.96m (13'0) x 2.79m (9'2)

En-Suite Shower Room 2.79m (9'2) x 1.02m (3'4)

Bedroom Two 3.15m (10'4) x 2.79m (9'2)

Bedroom Three 2.62m (8'7) x 1.93m (6'4)

Bathroom 2.11m (6'11) x 1.93m (6'4)

OUTSIDE

The outside space is beautifully landscaped and low maintenance. With a variety of raised flower beds, patio areas and storage sheds the garden also benefits from artificial lawn and the Detached Garden Room/ External Office Space.

Garden

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 D.

POSTCODE

CW9 8FN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

