



Floor Plans
(Not to scale)



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TARPORLEY

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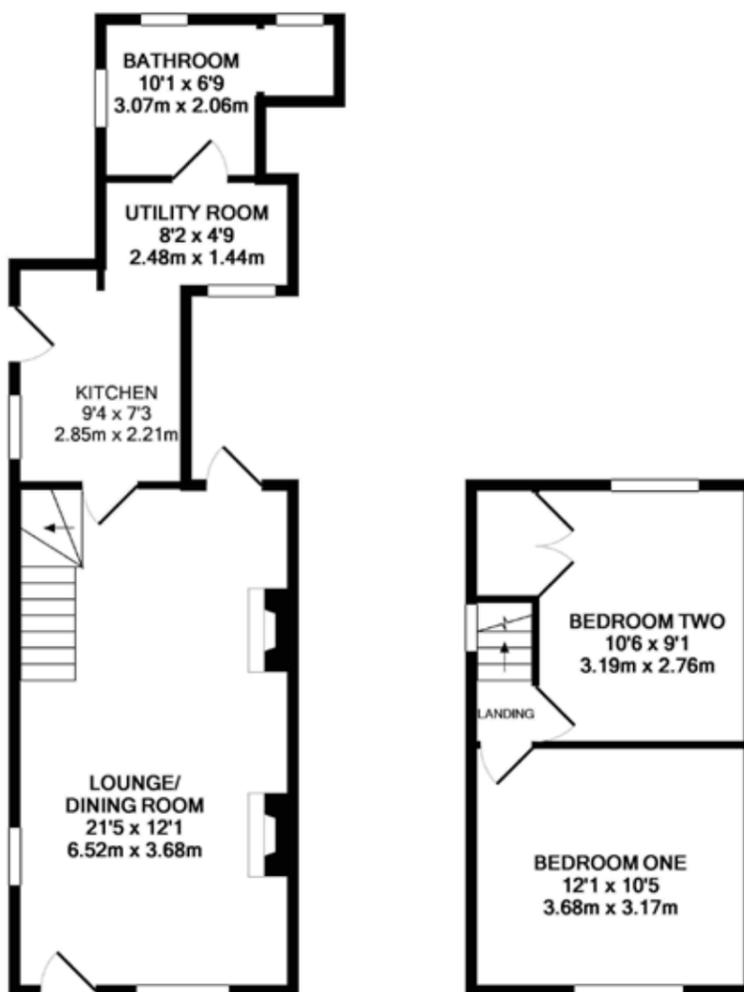
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NORTHWICH

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GROUND FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 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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320 London Road Northwich, Cheshire CW9 8DX

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

Situated in a popular location and within easy reach of the town centre and its amenities, a well-presented end terrace house with open plan living accommodation, two double bedrooms and large private gardens.

LOCATION

Northwich town centre has a range of independent and established retail chains. There are several supermarkets including Sainsburys, Tesco, Aldi, Lidl and Waitrose. The town has a state of the art leisure centre, cinema complex, restaurant quarter and attractive landscaped walking routes along the new riverside development. Northwich and surrounds are renowned for its superb educational facilities catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary level), St Nicholas'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 few moments stroll of the property. Road access to the M6 and M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool and Manchester and Media City UK easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. There are railway stations at Northwich and Greenbank (Manchester to Chester line) and Hartford and Acton Bridge (Liverpool - Crewe - London). In contrast, there are pleasant river walks and cycle paths nearby.

DIRECTIONS

From our office on High Street head East on Apple Market Street. After approximately 0.1 miles take a slight right into Watling Street. Watling Street turns right and becomes Chester Way/A5509. After approximately 0.2 miles turn left onto London Road/A533. After approximately 0.5 miles turn left onto London Road and the property will be found in numerical order 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

Open Plan Lounge/Dining Room 6.53m (21'5) x 3.68m (12'1)

UPVC double glazed window to front and sides, radiators, multi-fuel log burner with tiled hearth and wooden surround, stairs to First Floor, UPVC double glazed door rear, feature fireplace with inset original range.

Door leading into:-

Kitchen 2.84m (9'4) x 2.21m (7'3)

Fitted with a range of wooden wall and base units comprising cupboards and drawers, base units with work surfaces over, space for dishwasher, space for electric oven, inset four ring hob, UPVC double glazed window to side, glazed door to side giving access to rear, stainless steel sink unit with mixer tap and drainer, radiator.

Opening to:-

Utility Room 2.49m (8'2) x 1.45m (4'9)

Space for fridge/freezer, space and plumbing for washer/dryer, Worcester Bosh combination boiler, UPVC double glazed window to front.

Door to:-

Bathroom 3.07m (10'1) x 2.06m (6'9)

UPVC double glazed opaque windows to side and rear, radiator, access to loft, low level WC, bath with tiled surround, double glazed window to rear, shower with drencher wall mounted shower head over and half tiled walls, cupboard with mirror and storage.

FIRST FLOOR

Landing

UPVC double glazed window to side, loft access.

Bedroom One 3.68m (12'1) x 3.18m (10'5)

UPVC double glazed window to front, radiator.

Bedroom Two 3.2m (10'6) x 2.77m (9'1)

UPVC double glazed window to rear, radiator, cupboard over stairs.

OUTSIDE

Garden

A pathway leads to the side providing access to the back garden at the rear of the property. To the rear the garden mainly laid to lawn with a further garden providing communal space. The pathway to the rear gives a right of access to all neighbouring properties.

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 B.

POSTCODE

CW9 8DX

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

