

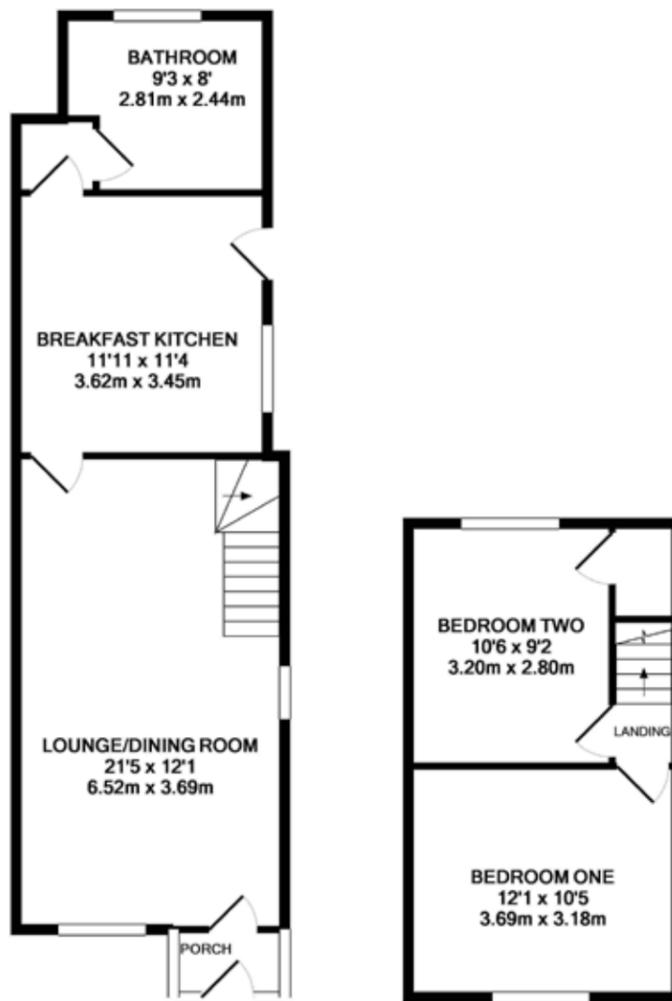


**Floor Plans**

(Not to scale)



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GROUND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 259 SQ.FT.  
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.5 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**

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# 314 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 fully modernised and well-presented end terrace house with open plan living accommodation, breakfast kitchen, 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

### Entrance Porch 1.54m (5'1) x .9m (2'11)

Door leading to:-

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

UPVC double glazed window to side and front, electric fire, laminate flooring, stairs to First Floor, storage cupboard housing meter, radiators. Stepping down into:-

### Breakfast Kitchen 3.63m (11'11) x 3.45m (11'4)

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, inset four ring gas hob, stainless steel sink unit with mixer tap and drainer, UPVC double glazed window to sides, half tiled walls, space for fridge/freezer, door to side.

### Inner Hall

### Bathroom 2.82m (9'3) x 2.44m (8')

Low level WC, UPVC double glazed opaque windows to side and rear, panel bath with shower head over and glass shower screen with tiled splashback, half tiled walls, tiled flooring, washbasin with storage cupboard below, wall mounted floor to ceiling heated towel rail.

## FIRST FLOOR

### Landing

Access to loft space.

### 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 2.79m (9'2)

UPVC double glazed window to rear, radiator, storage cupboard housing combi-boiler.

## OUTSIDE

### Garden

To the rear a footpath leads to the garden which is mostly laid to lawn with hedged boundaries creating privacy. There is a public right of way separating the property from the garden to the rear.

To the front a small gravelled area leads to the Entrance Porch.

## 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.

