



Offering excellent value for money and located in a superb position within Norley village - an intelligently designed and very spacious five bedroom, three bathroom detached house extending in total to 2385sqft and also having the benefit of ample parking, integral double garage and good sized landscaped garden.

INTRODUCTION

Wright Marshall Estate Agents have been privileged to sell many houses in Norley for many years and this excellent individual property is a very good example of its type. Offering an impressive square footage of a little over 2300sqft an early viewing is recommended to appreciate the space and versatility that this home has to offer. The accommodation opens with a good sized entrance hall. The living room is of an excellent proportion extending to 17'6" x 15'2". The living room forms part of a larger open plan living space running directly into a terrific sized conservatory and having a framed opening through to the sitting room. At ground floor level there is also a dining room that lies adjacent to the well equipped kitchen and there is a separate cloakroom.

At first floor level the principle bedroom has an en-suite shower room as does the second bedroom which is another good sized double. There are three further double bedrooms all of which are served by a family bathroom.

The present owner is realistic that the property requires some modernisation which offers exciting potential for purchasers to put their own stamp on the house.

Externally there is generous parking arrangement, an integral double garage and a landscaped rear garden that contains mature trees, hedges and is predominantly laid to lawn.

For a personal description of the property please contact Jonathan Spencer at the selling agents Tarporley office.

LOCATION

Sandway and Cuddington are only ten minutes drive from the thriving Georgian High Street of Tarporley. Within walking distance of the house is an excellent range of day to day amenities including the Blue Cap and White Barn public houses, row of shops including newsagents, dry cleaners, bakery, butchers, pharmacy and off licence in addition to De Fine Food Wine / Restaurant. There are also two primary schools, two Churches, Church hall, village community centre, tennis courts, playing fields / park and a further row of shops. It should also be noted that within the village there is also a library, Doctors surgery and Dentist. Cuddington Railway Station runs on the Chester to Manchester line.



The area as a whole provides an excellent base for the business traveller with many commercial centres including Manchester, Chester, Liverpool, Warrington and Birmingham all being within commuting distance and Hartford Station is eight minutes drive away this is on the Liverpool London line and only fifteen minutes from Crewe. In addition access points to the M6/M56, M53, A49 and A55 are all easily accessible. The house is also within 30-40 minutes drive of Liverpool and Manchester International Airports and the fast developing Media City UK at Salford.

This property is exceptionally well located for a choice of excellent local schools, including highly sought after Grange Independent school, Cransley Independent school, St Nicholas RC High School and Sir John Dean's Sixth Form College. Kings, Queens and Abbeygate are all located in Chester City Centre (16 miles distant)



In nearby Northwich, the popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. An £80m development in Northwich Town Centre, Barons Quay, is currently underway and developing into a thriving leisure and retail quarter, including (an already built) multi screen Odeon cinema and a large new Asda superstore. In 2015 a state of the art facility opened in the heart of Northwich, with two swimming pools, huge range of gym equipment and classes caters for both fitness enthusiasts.



ENTRANCE HALL

13' 7" x 6' 5" (4.14m x 1.96m) Ceiling mounted light fitting with coved ceiling. Side aspect UPVC double glazed obscured glass panelled door. Timber flooring throughout. Doors to living room, dining room, kitchen and w.c.

LIVING ROOM

15' 2" x 17' 6" (4.62m x 5.33m) Front aspect UPVC double glazed window. Two ceiling mounted light fittings. Coved ceiling. UPVC double glazed double doors opening up into conservatory to the rear. Framed opening into the sitting room. Wall mounted contemporary fireplace.

CONSERVATORY

16' 5" x 15' 5" (5m x 4.7m) UPVC windows. Side aspect door and tiled floor.

SITTING ROOM

10' 8" x 9' 8" (3.25m x 2.95m) Rear aspect UPVC double glazed sliding door leading to patio to the rear. Ceiling mounted light fitting. Coved ceiling. Single panel radiator. Timber floor.

DINING ROOM

13' 9" x 8' 8" (4.19m x 2.64m) Rear aspect UPVC double glazed windows. Timber flooring. Ceiling mounted light fitting. Double panel radiator. Door back to hall.

KITCHEN

10' 6" x 19' 4" (3.2m x 5.89m) Side aspect UPVC double glazed windows. Range of floor mounted kitchen units with rolled top preparation surface. One and half bowl stainless steel sink with drainer unit and mixer tap. Tiled splashback. Space for Range style oven. Multi speed extractor hood. Space for tall fridge freezer. Integrated dishwasher. Island with seating and further storage. Recessed spotlights to ceiling.

W.C.

7' 5" x 7' 3" (2.26m x 2.21m) Pedestal wash hand basin with mixer tap and tiled splashback. Low level w.c. with push button flush. Period style radiator with towel warmer. Tiled floor. Ceiling mounted light fitting.

FIRST FLOOR

LANDING

6' 5" x 14' 8" (1.96m x 4.47m) Front aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Doors to bedrooms 1, 2, 3, 4, 5 and bathroom. Airing cupboard with slatted shelving and hot water cylinder.

BEDROOM 1

11' 0" x 14' 8" (3.35m x 4.47m) With rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Substantial fitted wardrobe furniture. Door to en-suite shower room.





EN-SUITE SHOWER ROOM

8' 8" x 4' 8" (2.64m x 1.42m) Low level w.c. Pedestal wash hand basin with mixer tap. Ladder style radiator. Fully tiled shower enclosure. Tiled floor. Fully tiled walls. Recessed spotlights to ceiling. Extractor fan. Side aspect UPVC double glazed obscured glass window.

BEDROOM 2

10' 7" x 12' 4" (3.23m x 3.76m) Side aspect UPVC double glazed window. Ceiling mounted light fitting. Single panel radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

4' 11" x 8' 5" (1.5m x 2.57m) Side aspect UPVC obscured glass window. Low level w.c. Pedestal wash hand basin with mixer tap. Ladder style radiator. Tiled floor. Tiled walls. Fully tiled shower enclosure. Recessed spotlights to ceiling. Extractor fan.

BEDROOM 3

11' 2" x 10' 7" (3.4m x 3.23m) Rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Fitted wardrobe and furniture.

BEDROOM 4

12' 7" x 9' 6" (3.84m x 2.9m) Rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Fitted wardrobe and furniture.

BEDROOM 5

11' 4" x 8' 1" (3.45m x 2.46m) Front aspect UPVC double glazed window. Ceiling mounted light fitting. Single panel radiator.

FAMILY BATHROOM

8' 5" x 6' 5" (2.57m x 1.96m) Low level w.c. Pedestal wash hand basin with mixer tap. Panelled bath with mixer tap. Ladder style radiator. partially tiled walls. Ceiling mounted light fitting and extractor fan.

DOUBLE GARAGE

17' 6" x 17' 11" (5.33m x 5.46m) Two front aspect vehicular access up and over doors. Electric and light fittings. Rear aspect pedestrian door and window.

EXTERIOR

To the front is an area of tarmac drive for parking up to 3 vehicles whilst the side and rear is a large enclosed garden predominantly laid to lawn with patio flanking the rear of the property. Boundaries are defined by panelled fencing, mature trees and hedges.

SERVICES

We understand that mains water, electricity, gas and drainage are connected.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

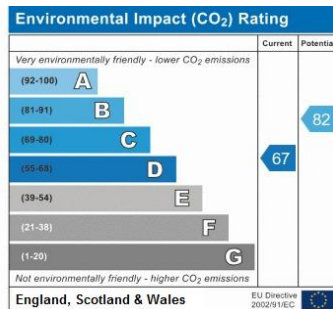
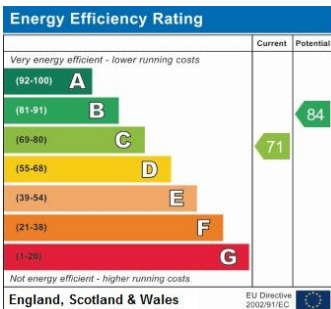
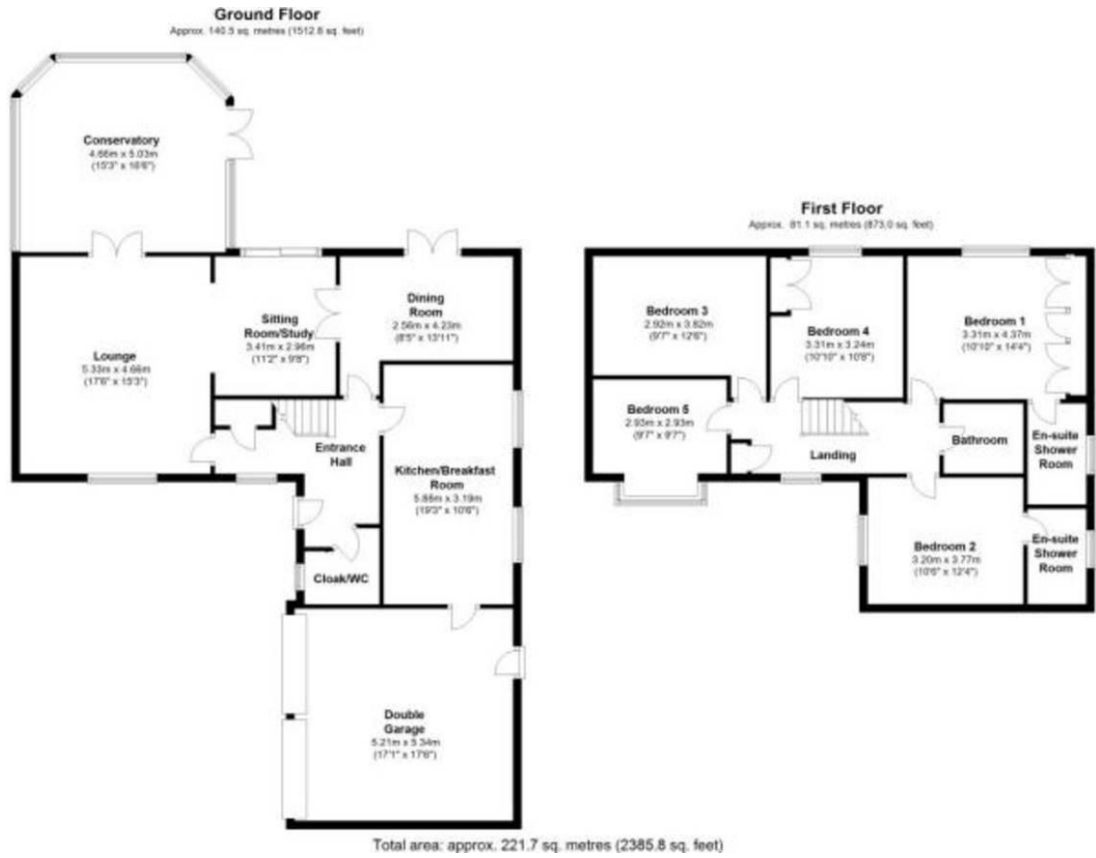




ROUTE

From our office in the centre of Tarporley take a right turn out of the village into the direction of Chester. Upon reaching a roundabout take the third exit onto the A49. Proceed along the A49 to the White Barn public house in Cuddington and then turn left at the traffic lights into Norley Road. After about 2 miles turn right into Hough Lane and proceed along passing the Primary School on the right hand side. Proceed along and pass the Tiger's Head pub on the left hand side and the shop on the right hand side. Pass the left turn to School Bank and proceed along taking the left turn into Marsh Lane in the direction of Crowton. Take the first left turn into Crowton View where there are just two properties. The property will be clearly identified by a Wright Marshall for sale board and located at the head of the cul-de-sac, ie the second property.





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