



GROUND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 275 SQ.FT.
(25.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 275 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 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
Made with Metropix ©2020



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

HELP TO BUY AVAILABLE

A brand new development, situated close to a range of local shops and amenities, as well as Verdin Park, located within walking distance of Northwich town centre, comprising of five pairs of four bedroom semi-detached houses, with private gardens and off road parking for two cars each.

Accommodation in brief: Entrance Hall, WC, Lounge, Dining Kitchen, Four Bedrooms, Bathroom, En-Suite Wash Room.

LOCATION

The town of Northwich has something for everyone. The high street is full of unique and specialist independent businesses mixed with major national retailers and the town also hosts a monthly Artisan Market which is packed with amazing hand-crafted products.

There is a state-of-the-art five screen cinema, high street retailers and lots of bars and coffee shops. There is also a Leisure centre with swimming pool, fully equipped Gym and theatre. Throughout the year Northwich hosts regular town centre events too including seasonal extravaganzas which provide fun and entertainment for people of all ages.

Away from the town centre, Northwich has plenty of parks, museums and attractions to see and explore, with many linking back to the area's close ties to the salt industry. Visit the breath-taking Anderton Boat Lift, stroll along the River Weaver or pop into the Weaver Hall Museum and Workhouse to learn about the history of West Cheshire. Northwich also boasts the Lion Salt Works which is one of the premier historical tourist attractions in the North West. Notably there are outstanding schools in the area for all age groups.

There are great transport links with the M6 and M56 easily accessible, and 2 railway stations nearby including Hartford station which is part of the West Coast line connecting to London.

DESCRIPTION

A brand new development of ONLY 10 four bedroom semi-detached three storey town houses, with private gardens and off road parking for two car.

Very conveniently located within walking distance of Northwich town centre, with its plentiful shops, cafes, restaurants and cinema. This small, exclusive development is situated in a popular location next to Verdin Park and offers the buyer the choice of kitchen and flooring, good quality sanitary ware to all bathrooms and uPVC double glazing, fascias and soffits. There are TWO allocated parking spaces per property.

Reservations can be taken by taking a £500 reservation fee on the respective plot.

THE ACCOMMODATION COMPRISES :

ENTRANCE HALLWAY

Black composite front door leading to entrance hallway with downstairs WC, fitted with white ceramic sanitaryware,, and further doors off leading to;

KITCHEN / DINER

With large bay window to the front elevation the kitchens will feature fitted gloss white units with "Black Mirror" worktops, 4 burner gas hob with stainless steel splashback, integrated electric oven and range of appliances including washer/dryer,

dishwasher and fridge/freezer, Stainless steel sink with polished chrome mixer tap.

LOUNGE

An oak veneered internal door leading through to lounge with patio doors leading to rear garden, TV and Telephone points.

FIRST FLOOR LANDING

Stairs leading up to the first floor landing with storage cupboard and further doors leading to;

MASTER BEDROOM

With large bay window to front elevation, TV and telephone points.

BEDROOM TWO

With window to rear elevation

BEDROOM THREE

With window to rear elevation

BATHROOM

Fitted with white ceramic sanitaryware, polished chrome taps and attachments, 750mm "Solarna" acrylic bath with shower over, shower screen, full height tiling to walls surrounding integrated shower over bath and tiling splashback to basin.

SECOND FLOOR LANDING

Stairs leading from the First Floor to Second Floor landing with doors off leading to;

BEDROOM FOUR

With Velux roof light and doors off leading to store cupboard, under eaves storage and WC with white ceramic sanitaryware.

EXTERNALLY

Each property will benefit from 2 designated parking spaces, turf to rear and front (where applicable) gardens, external power socket, high boarded fence to all rear boundaries and gated access.

TENURE

The tenure of the properties is Freehold

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high

street, please ask a member of the Wright Marshall, Knutsford team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.