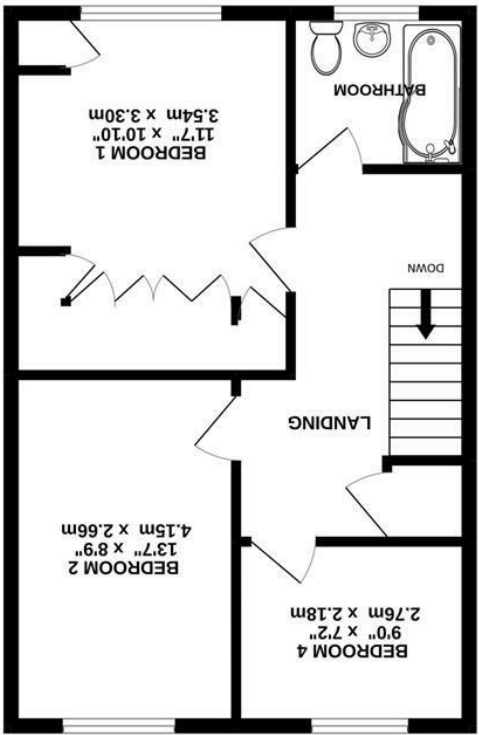
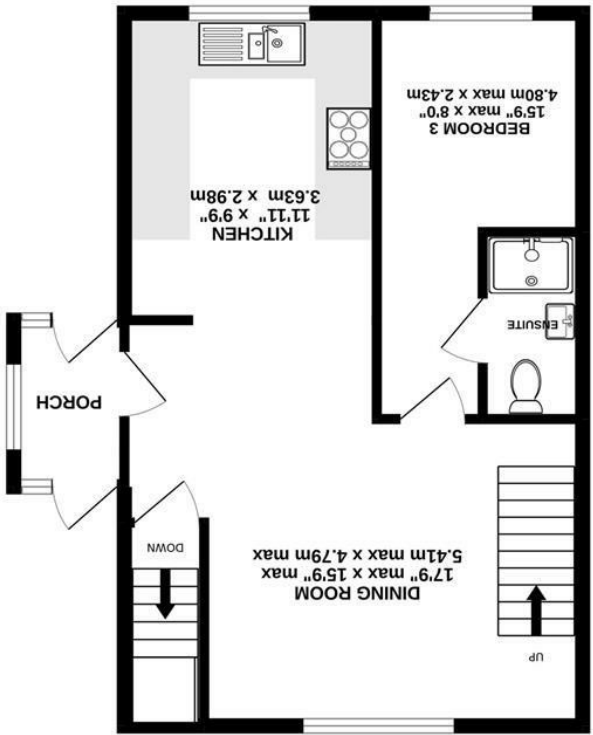


MISREPRESENTATION ACT 1967.  
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.

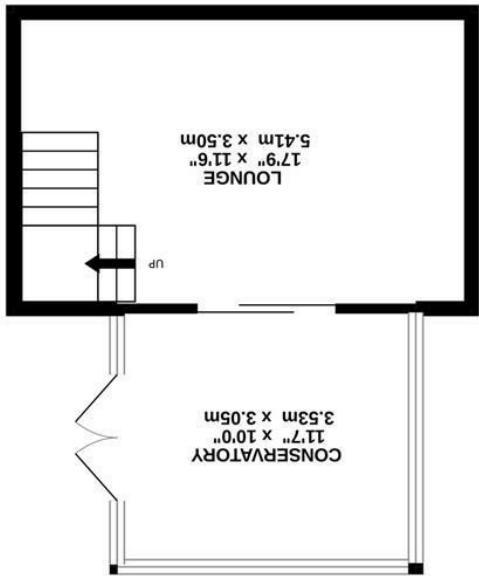
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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2ND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



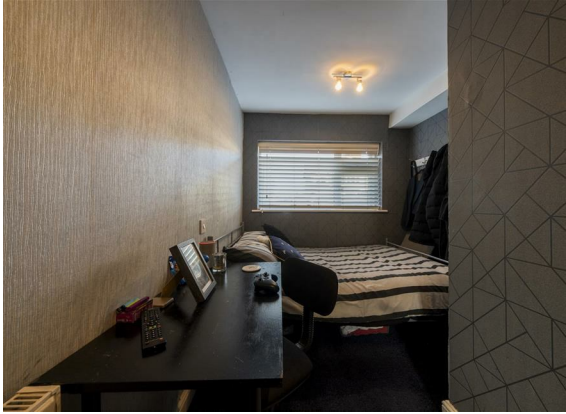
OFFERS IN THE REGION OF £275,000



69 DAVID STREET  
CASTLE  
NORTHWICH  
CW8 1HE

4 2 2 D  
COUNCIL TAX BAND: C





\*\*\*VIDEO TOUR AVAILABLE\*\*\* A deceptively spacious FOUR BEDROOM, FREEHOLD, SEMI-DETACHED property on David Street, Castle.

With a spacious driveway and a large lawned garden with fantastic views over looking the River Weaver to the rear aspect, this property is the perfect family home.

Accommodation is split over three floors providing plentiful accommodation for all the family's needs. The entrance hallway through to the modern open plan, dual aspect kitchen/diner and the third bedroom with en-suite shower room are located on the first floor. Stairs lead to the ground floor where the spacious lounge through conservatory can be found with direct access to the spacious rear garden flooding the rooms with natural light. The second floor comprises two double bedrooms, single bedroom and a modern three piece family bathroom.

Located on a no through road within walking distance to Northwich town centre, home to large supermarkets such as Waitrose, Asda and independent eateries, restaurants and bars along Castle Street.

Moss farm leisure complex is only a short drive away, facilitating every adult and child's leisure and sporting needs.

Greenbank train station is only a short drive away along with the A556 motorway connecting commuters to Manchester and Liverpool.

#### Externally

Large tarmaced driveway for two vehicles to the front aspect. Gas and electric metres located to the side aspect. To the rear aspect there is a large partly paved, partly lawned garden with a private seating area, ideal for entertaining family and friends at the top of the garden and a large summer house at the bottom of the garden.

#### Porch

Entered via a frosted glass panelled uPVC door, tiled flooring, single radiator, frosted double glazed window to the front aspect, door leading to rear garden and one ceiling light point.

#### Kitchen

A modern and bright open plan kitchen/diner, tiled throughout, single radiator, a selection of low-level and eye-level units with oak effect tops, integrated double oven, gas hob and extractor fan, space for washing machine and American fridge freezer, cupboard housing the conventional boiler, large double glazed window to the front aspect and one ceiling light point.

#### Dining Room

Tiled flooring, large double glazed window to the rear aspect, door leading to bedroom three, stairs leading to the lounge on the ground floor and the second floor landing and one ceiling light point.

#### Bedroom Three

Single radiator, double glazed window to the front aspect, door leading to en-suite shower room and one ceiling light point.

#### En-Suite Shower Room

Tiled flooring, floor to ceiling tiles, walk in power shower cubicle, toilet, sink, wall mounted extractor fan and one ceiling light point.

#### Lounge

Laminate flooring, single radiator, TV aerial point, electric fireplace, sliding doors leading to the large conservatory flooding the room with natural light and one ceiling light point.

#### Conservatory

Tiled flooring, french doors leading to the rear garden and one ceiling light point.

#### Landing

Large built-in storage cupboard, loft hatch and one ceiling light point.

#### Bedroom One

Laminate flooring, single radiator, built in triple wardrobes and overhead cupboard space, large double glazed window to the front aspect and one ceiling light point.

#### Bedroom Two

Laminate flooring, single radiator, large double glazed window to the rear aspect and one ceiling light point.

#### Bedroom Four

Laminate flooring, single radiator, large double glazed window to the rear aspect and one ceiling light point.

#### Family Bathroom

Tiled flooring, floor to ceiling tiles, bath with power shower over, toilet, sink, frosted double glazed to the rear aspect and one ceiling light point.