



**Wright Marshall**  
Estate Agents

**HOLLYBANK, HIGHFIELD ROAD,  
NORTHWICH, CW8 1EE**



**A most handsome five bedroom detached house which would benefit from a scheme of modernising. The property has large gardens and lovely elevated views over Northwich Town Centre.**

Hollybank is an impressive five bedroom detached period property occupying a pleasant elevated position with far reaching views over Northwich town centre. The accommodation which would benefit from a scheme of modernisation; briefly comprises reception hallway, four reception rooms to the ground floor two of which have large bay windows, kitchen, utility room, downstairs shower room, landing, five bedrooms, large store room, bathroom and separate WC. The property has a basement with additional rooms.

Hollybank is approached via a private road leading to a driveway which provides parking for several vehicles and leads to a single garage. The garden is a particular feature being of a generous size. The gardens are laid mainly to lawn with fully stocked mature borders.

If you are looking for a period property in a popular area, then we would strongly urge you to view.

## LOCATION

Northwich town centre provides a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re-developed and at the end of the improvement works we will have a new state of the art Leisure Centre, cinema complex, restaurant quarter and attractive landscaped walking routes along the new riverside development. Kingsmead is a short distance away which includes a Tesco Express, take-away restaurants, pharmacist, doctor's surgery, vets, primary school and a well-regarded public house. Northwich is renowned for its superb educational facilities catering for all age groups including the highly reputable and very popular Kingsmead Primary School, Grange School, St. Nicholas Roman Catholic High School, Mid-Cheshire College of Further Education and St. John Deans 6th Form College.

## ENTRANCE HALL

23'11" x 7'8" max (7.29m" x 2.34m" max)

Doors to reception room one, two, three and four, inner hall. Stairs rising to first floor.

## RECEPTION ROOM ONE

18'10" into bay x 13'8" (5.74m" into bay x 4.17m")

Front and side aspect windows. Fitted wardrobes. Coved ceiling.

## RECEPTION ROOM TWO

16" x 12'11 (4.88m' x 3.94m )

Front aspect window. Radiator. Picture rail.

## RECEPTION ROOM THREE

14" x 12'4" (4.27m' x 3.76m")

Sliding double doors. Ceiling mounted light fitting. Single panel radiator. Fitted furniture.

## RECEPTION ROOM FOUR

10'6" x 10'5" (3.20m" x 3.18m")

Single panel radiator. Side aspect window. Ceiling mounted light fitting.

## KITCHEN

13'9" x 13'6" (4.19m" x 4.11m")

Side aspect door. Window. Wall mounted kitchen unit. Central heating boiler. Ceiling mounted light fitting.

## SHOWER ROOM

9'4" x 4'9" max (2.84m" x 1.45m" max)

Window. Radiator. tiled walls. Low level WC. Pedestal wash hand basin. Wall and floor mounted units. Single stainless steel sink with drainer unit and mixer tap.

## FIRST FLOOR

### LANDING

Doors to five bedrooms, store room, bathroom and WC.

### BEDROOM ONE

15'5" x 13'10" (4.70m" x 4.22m")

Front aspect window. Fitted furniture. Radiator.

### BEDROOM TWO

13'1" x 13'1" (3.99m" x 3.99m")

Windows. Fitted furniture. Radiator.

### BEDROOM THREE

10'5" x 10'5" (3.18m" x 3.18m")

Window. Ceiling mounted light fitting. Radiator.

### BEDROOM FOUR

13'10" x 12'7" (4.22m" x 3.84m")

Thermostat. Window. Radiator. Fitted furniture.

### BEDROOM FIVE

12'11" x 11'8" (3.94m" x 3.56m")

Rear aspect window. Ceiling mounted light fitting. Radiator.

## BATHROOM

9'7" x 7'11" (2.92m" x 2.41m")

Window. Single panel radiator. Bath with hot and cold tap. Pedestal wash hand basin with hot and cold tap.

## WC

4'8" x 3'5" (1.42m" x 1.04m")

Low level WC.

## EXTERIOR

There is parking to the front whilst to the rear is a larger enclosed garden with mature trees and hedges.

## SERVICES

### TENURE

We understand the tenure to be leasehold.

### COUNCIL TAX BAND

Cheshire West and Chester Council - Band E.

### LOCAL AUTHORITIES

Cheshire West and Chester Council - Tel : 0300 123 8 123

Scottish Power - Tel : 0845 7 292 292

United Utilities - 0845 746 2200

## **EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY**

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

## **TOWN AND COUNTRY PLANNING ACT**

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

## **OS SHEET AREAS**

The sale plan is based on the modern Ordnance Survey Sheets with the sanction of the Controller of Her Majesty's Stationary Office. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sale Plan.

## **VIEWING**

By booking an appointment via the Agents' Tarporley Office on 01829 731300.

## **AGENTS NOTE REGARDING VIEWINGS**

Wright Marshall accept no responsibility or liability for any persons injured or any damage caused to vehicles when viewing.

Any viewings undertaken will be at your own risk and no children will be allowed at any of the viewings booked.

## **SALE PARTICULARS**

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

## **ANTI MONEY LAUNDERING (AML)**

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

## **BUYERS PREMIUM**

A Buyer administration Fee of £1,500 plus Vat will be charged on each lot in the sale payable on the evening to the Auctioneers in addition to the 10% deposit on the fall of the hammer.

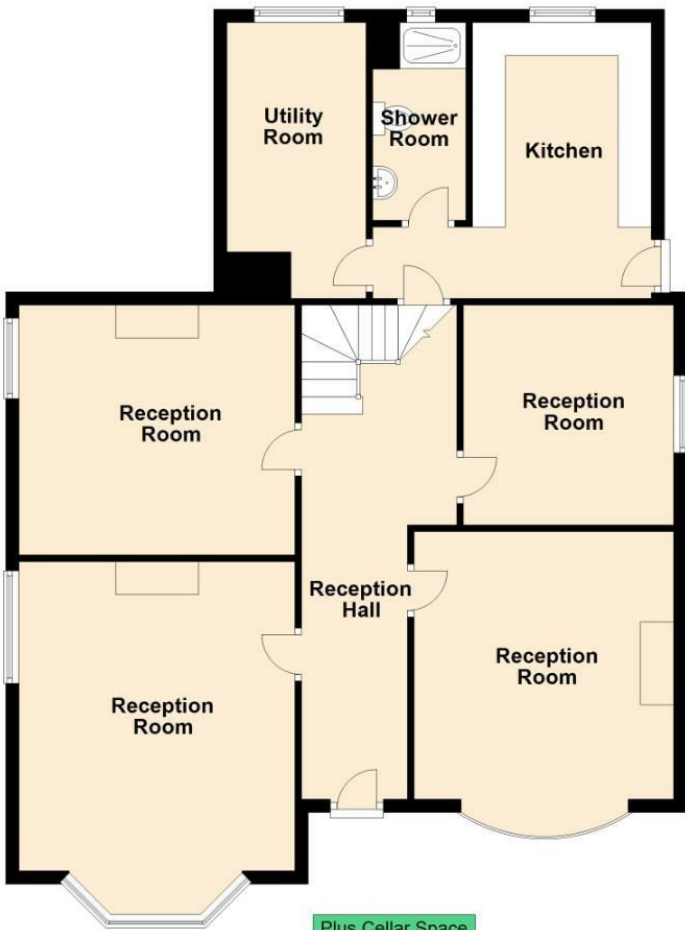
## **INTENTION TO BID**

Should you be interested in bidding for this property you must register with the selling agent and provide two copies of ID one of which must be a passport or driving licence. Should you be successful you must be in a position to pay a 10% deposit and sign a contract on the fall of the hammer.





Ground Floor

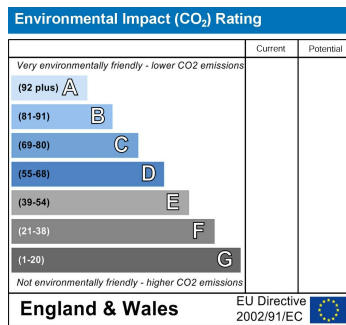
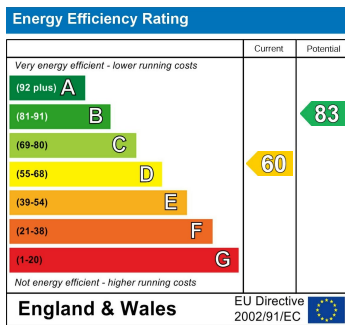


Plus Cellar Space To Basement

First Floor



Total area: approx. 213.3 sq. metres (2295.8 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements