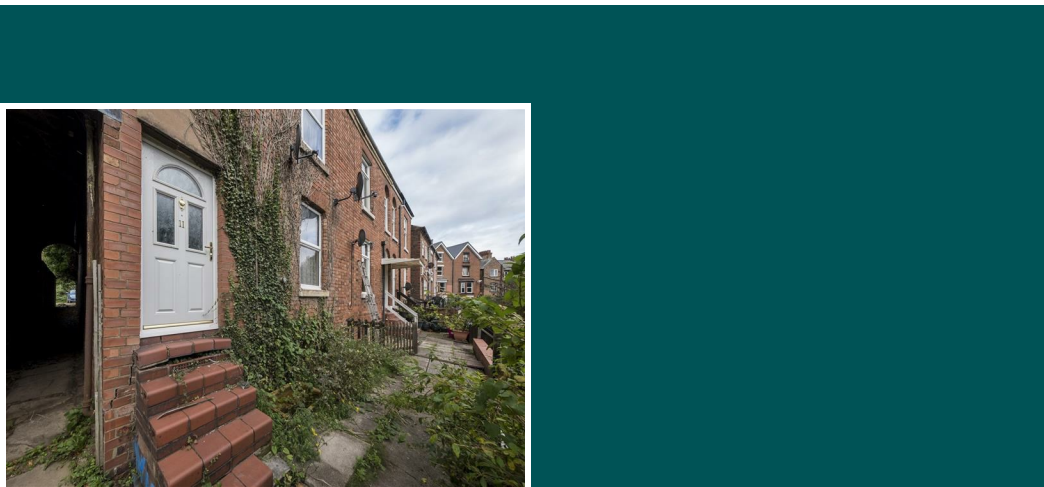


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of,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

Whilst 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.
 Made with Metropix ©2021



OFFERS OVER £120,000



11 WESLEY PLACE

**NORTHWICH
 CW9 5NU**



COUNCIL TAX BAND: B



A charming Victorian mid terraced property situated in a quiet road but within close walking distance to the town centre. In need of a full scheme of refurbishment, this property is ideal for investors, First Time buyers and those seeking a project

LOCATION

Wesley Place can be found within minutes of Northwich town centre which is situated in the lovely Cheshire countryside and offers a range of independent and established retail chains, supermarkets including Sainsburys, Tesco, Aldi, Lidl and Waitrose. The town has a state of the art leisure centre, cinema complex, and attractive landscaped walking routes along the new riverside development. Commuter network links to the M6 and M56 is afforded by the A556 and the A49, making access to Chester, Warrington, Liverpool and Manchester and Media City UK easily accessible, whilst Liverpool and Manchester International Airports can be accessed within a 45 minute drive. There are railway stations at Northwich and Greenbank (Manchester to Chester line) and Hartford and Acton Bridge (Liverpool - Crewe - London).

THE ACCOMMODATION IN BRIEF :

Wesley Place is a charming little backwater located within a few minutes walk of Northwich town centre.

The property, which requires a full course of refurbishment, is a Victorian mid terraced house built of brick with a slate pitched roof on a generous garden plot.

The properties are accessed unusually from the rear onto a wall enclosed rear courtyard and the generous gardens lie at the front of the house from which the property enjoys pleasant elevated views.

The accommodation is particularly generous in size and laid over three floors, including an unconverted lower ground floor basement area.

On the ground floor level there are two good sized reception rooms.

There are three very generous bedrooms on the first floor which share the use of the bathroom. The first floor is larger than the ground floor level benefiting from additional space over an alleyway which is positioned between the adjoining houses.

In addition to the ample, mature garden there is a large area of an allocated parking space situated to the rear of the property

Entrance Hallway

Stairs to the first floor, doors to lounge and dining room

Lounge

Window to the front.

Dining Room

Window to the rear, door to the kitchen

Kitchen

Window to the rear and stairs to the cellar rooms

Cellar Room 1

Cellar Room 2

First Floor Landing

With doors to all bedrooms and shower room

Bedroom One

Window to the rear

Bedroom Two

Window to the front

Bedroom Three

Window to the rear

Shower Room

Fitted with a corner shower unit, WC and pedestal wash hand basin

TENURE

We believe the tenure of the property to be Freehold

VIEWINGS

Strictly by appointment with the Agents Northwich office.

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.