

MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the vendors or Lessors of this property, whose agents they are, give notice that:

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.



OFFERS OVER £345,000



**17 ST. GEORGES WAY
KINGSMEAD
NORTHWICH
CW9 8XG**



COUNCIL TAX BAND: D



THREE BEDROOM, CHAIN FREE, FREEHOLD, DETACHED property located in highly sought after Kingsmead. Immaculately presented throughout, this property offers perfect accommodation for a young family looking to up size. Accommodation boasts entrance hallway, spacious lounge through dining room and then conservatory with french doors leading to a spacious west facing partly decked, partly lawned garden. The spacious modern kitchen provides access to both the under stairs storage cupboard and the integral garage. The first floor includes three good sized bedrooms, family bathroom, airing cupboard and en suite bathroom. Externally the property benefits from a driveway and lawned garden to the front aspect, ample storage space to both side aspects and a spacious west facing garden to the rear. Located within close proximity to schools such as Kingsmead and of course Sir John Deans Sixth Form College, this property is a perfect match for growing families. To schedule a viewing, please call 01606 41318 or email northwich@wrightmarshall.co.uk

Porch

Block paved, ring door bell and one ceiling light point.

Entrance Hallway

Wood effect vinyl flooring, single radiator, thermostat and one ceiling light point.

Lounge

Wood effect vinyl flooring, dual burner, double radiator, one large double glazed window to the front aspect and one ceiling light point.

Dining Room

Wood effect vinyl flooring, one double radiator and one ceiling light point.

Kitchen

Laminate flooring, eye level and low-level units with oak effect tops, integrated double oven, extractor hood, induction hob, space for dishwasher and fridge freezer, single radiator, door leading to garage, door leading to under stairs storage cupboard, door leading to side aspect and one ceiling light point.

Garage

Concrete flooring, space for fridge freezer and tumble dryer, eye level units and one ceiling light point.

Conservatory

Wood flooring and UPVC French doors leading to rear garden.

Landing

Partly boarded loft with pulldown ladder, airing cupboard housing conventional boiler and one ceiling light point.

Bedroom One

Two built-in double wardrobes, one large double glazed window to the front aspect, door leading to ensuite bathroom and one ceiling light point.

En Suite

Tiled flooring, shower cubicle, toilet, vanity sink, one single radiator, wall mounted extractor fan, one frosted double glazed window to the rear aspect and one ceiling light point.

Bedroom Two

One double radiator, built-in double wardrobes, door to integrated storage cupboard, one double glazed window to front aspect and one ceiling light point.

Bedroom Three

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

Family Bathroom

Tiled flooring, single radiator, roll top bath, vanity sink, toilet, one frosted double glazed window to rear aspect and one ceiling light point.

Externally

Single tarmacked driveway and lawned garden to front aspect. Gas and electric meter is located to the side aspect, partly decked, partly lawned west facing, rear garden, two timber sheds to the rear aspect and substantial storage space to both side aspects.