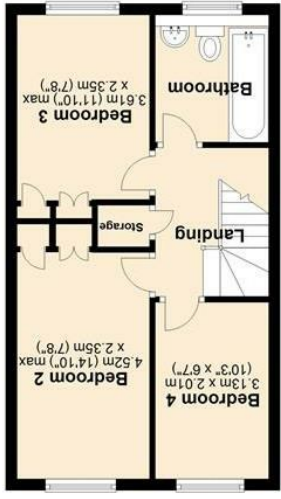


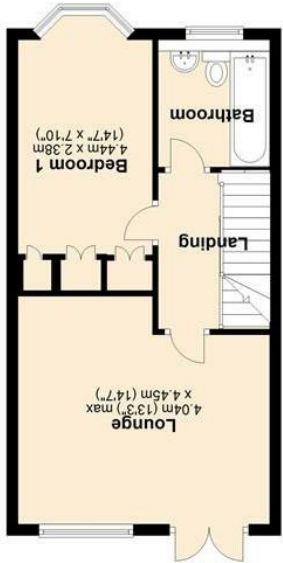
MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other 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.

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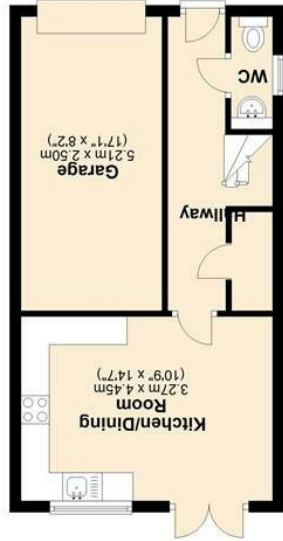
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Second Floor



First Floor



Ground Floor



OFFERS IN THE REGION OF £270,000



1 MARINE APPROACH
 NORTHWICH
 CW8 1GF

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COUNCIL TAX BAND: E



FOUR BEDROOM, CHAIN FREE, FREEHOLD, END OF TERRACE property located on the desirable development, Marine Approach in Northwich. Located in the heart of Northwich town centre overlooking the beautiful River Weaver, this property is ideal for a young family. Accommodation boasts hallway, WC, kitchen/dining room and integral garage. The first floor includes one three piece bathroom, bedroom one and a large lounge with a juliet balcony overlooking the river. The second floor includes a further three piece bathroom and two further bedrooms, ideal for working from home or studying. Externally the property benefits from a single driveway to the front aspect and a lovely garden with fantastic views to the rear aspect. To schedule a viewing, please call 01606 41318 or email northwich@wrightmarshall.co.uk

Externally

Block paved driveway, gas metre, single garage and external light to the front aspect. The electric metre is located to the side aspect and to the rear aspect, there is a partly blocked paved, partly lawned garden overlooking the River Weaver.

Hallway

Double radiator, thermostat, alarm panel and one ceiling light point.

WC

Tiled flooring, toilet, single radiator, vanity sink with storage, wall mounted extractor fan and one ceiling light point.

Kitchen/Dining Room

Double radiator, glass panelled UPVC french doors leading to the rear garden, low-level and eyelevel oak effect units with laminate tops, integrated slimline Bosch dishwasher, integrated gas hob and oven, integrated fridge freezer and integrated extractor hood. Double glazed window to the rear aspect, one ceiling light point and six ceiling spotlights.

First Floor Landing

Wall mounted intercom system and ceiling light point.

Lounge

TV aerial point, double radiator, glass panelled UPVC french doors leading to the juliet balcony, double glazed window to the rear aspect and two ceiling light points.

Bedroom One

Single radiator, three built in double wardrobes, large double glazed, bay fronted window to the front aspect and one ceiling light point.

First Floor Bathroom

Tiled flooring, single radiator, floor to ceiling tiles, panelled bath with power shower over, toilet, sink, wall mounted extractor fan, double glazed window to the front aspect and four ceiling spotlights.

Second Floor Bathroom

Tiled flooring, single radiator, panelled bath with power shower over, toilet, sink, double glazed window to the front aspect, ceiling extractor fan and four ceiling spotlights.

Second Floor Landing

Storage cupboard housing Vaillant combi boiler, loft hatch and one ceiling light points.

Bedroom Two

Single radiator, built in double and single wardrobes, double glazed window to the rear aspect and one ceiling light point.

Bedroom Three

Built in double and single wardrobes, single radiator, double glazed window to the front aspect and one ceiling light point.

Bedroom Four

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