



For Sale

Offers Over £250,000

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.



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.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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