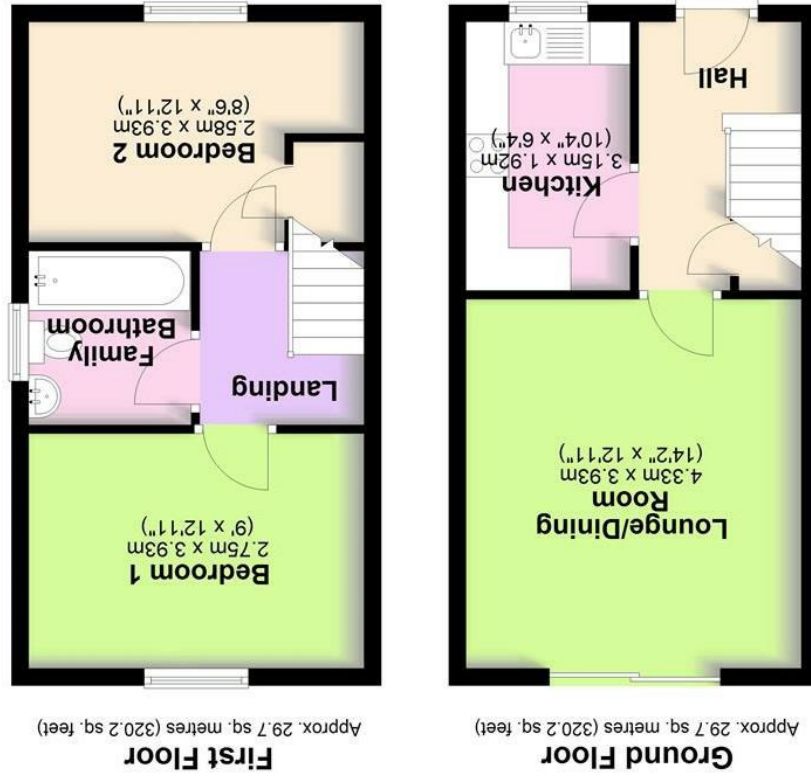


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of,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

Total area: approx. 59.5 sq. metres (640.4 sq. feet)



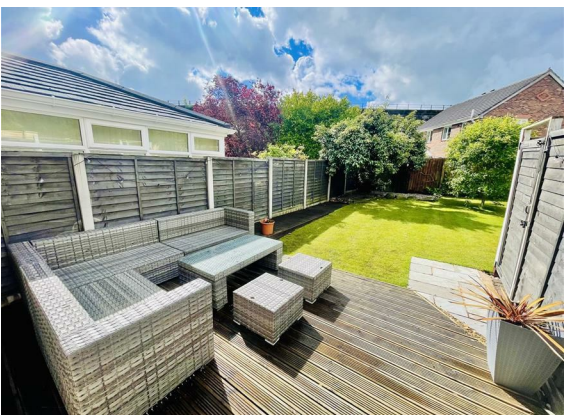
OFFERS IN THE REGION OF £210,000



**3 BROCKLEBANK DRIVE
 NORTHWICH
 CW8 1ES**



COUNCIL TAX BAND: B



A well presented chain free property with a large south facing rear garden located within strolling distance of Northwich town centre

Description

Purchased by the current vendor five years ago this property has been modernised throughout and is the perfect opportunity for downsizers, professionals and first time buyers.

Externally the property is tucked away in the corner of the cul-de-sac with a driveway for two vehicles to the front aspect and a large south facing newly landscaped rear garden with brand new fencing to the rear aspect. Conveniently located between Northwich and Castle within close proximity of the River Weaver this property benefits from local amenities but also riverside walks, ideal for dog walking enthusiasts.

Ground floor accommodation comprises spacious hallway with brand new oak effect laminate flooring, stairs to the first floor and understairs storage. The kitchen has a range of low level and eye level units, a brand new wall mounted combi boiler, a double glazed window to the front aspect, tiled splashbacks, a range of integrated appliances including an extractor hood, four rings gas hob, electric oven and space for a washing machine and American fridge/freezer.

The spacious lounge/dining room measures over 14 ft by 12 ft with brand new oak effect laminate flooring and sliding doors to the rear garden creating a light and airy reception room, perfect for modern living.

Upstairs comprises landing with access to the partly boarded loft space, two double bedrooms and a modern three piece family bathroom.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is within a short drive of the property. Local primary schools include the Charles Darwin Primary School, located within a 5 minute walk of the property.

Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Greenbank (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retails chains, all of which are located within a short drive or alternatively Castle Street shops are located within walking distance. There are several supermarkets in the town centre including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.