

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 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.

Second floor/loft rooms will have restricted floor and head space in some areas.



£395,000



39 FIDDEN AVENUE
NORTHWICH
CW9 7BL



COUNCIL TAX BAND:



The Primrose is a large four bedroom property with a stunning lounge with french doors to the rear garden located within walking distance of Northwich town centre

Description

Developed by Your Housing Group, Orchard View is a new build development consisting of a range of semi-detached and detached properties, located on Middlewich Road in Northwich.

Externally plot 7 has a double driveway to the side aspect with a side gate providing access to the rear lawned garden, ideal for entertaining family and friends.

Ground floor accommodation comprises hallway with stairs to the first floor, understairs storage and provides access to the downstairs WC, kitchen/dining room and lounge. The kitchen has a range of low level and eye level symphony cabinets and worktops, one of which houses the A-rated gas combi boiler, electric oven and induction hob, cooker hood and a range of integrated appliances including a fridge freezer and dishwasher.

The first floor comprises spacious landing, stairs to the second floor, a built in storage cupboard, two double bedrooms, one single bedroom and a modern three piece family bathroom.

The second floor comprises landing providing access to a large built in storage cupboard, the principal bedroom with two eaves storage cupboards and the modern three piece en-suite shower room.

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.

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 Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has 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 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.