

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.

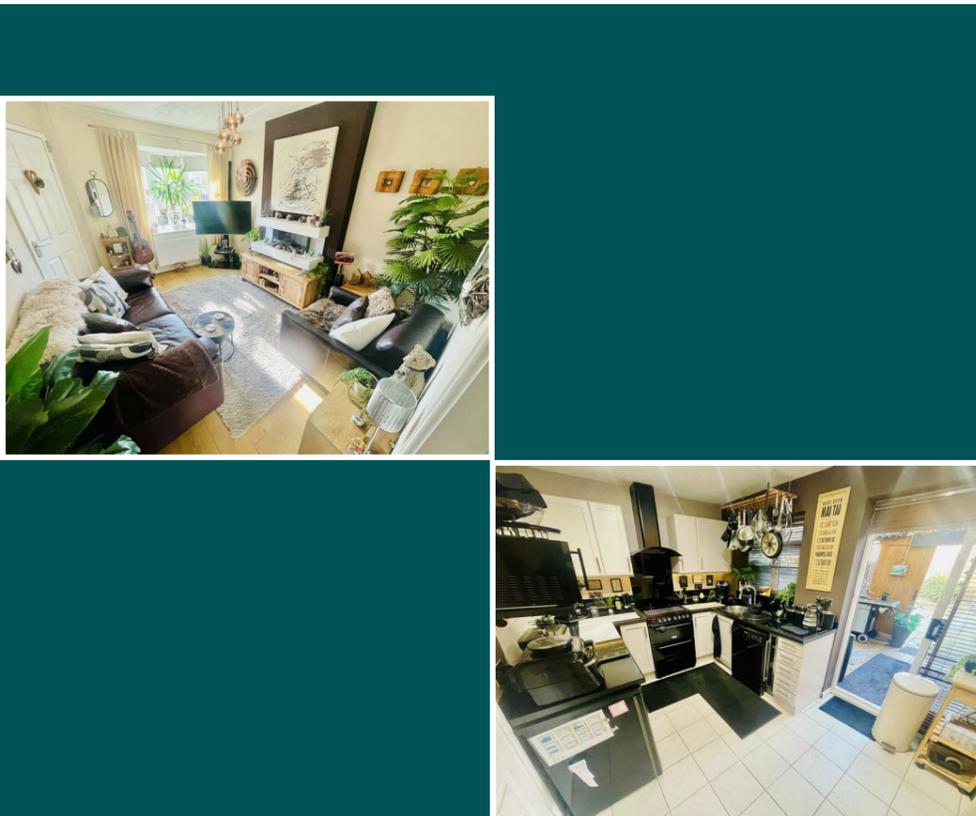
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves 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.

Total area: approx. 89.8 sq. metres (966.5 sq. feet)



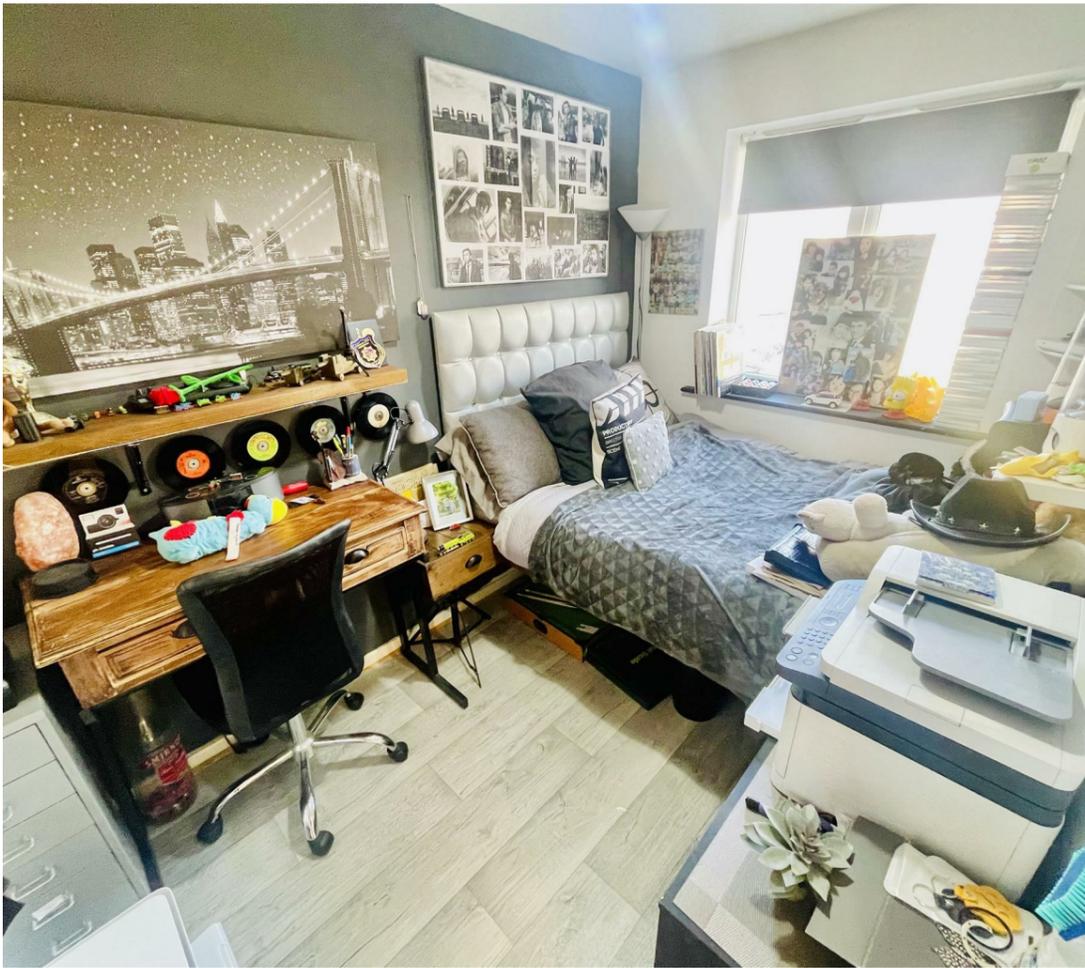
OFFERS IN THE REGION OF £260,000



7 KELSTERN CLOSE
NORTHWICH
CW9 5QR



COUNCIL TAX BAND: B



A three double bedroom chain free extended property located within walking distance of Northwich town centre

Description

Purchased by the current vendor twenty years ago this property has been modernised and maintained and is the perfect opportunity for downsizers or first time buyers looking for a three double bedroom property with a low maintenance garden.

Externally the property is positioned on a no through road with a double block paved driveway to the front aspect and a Indian stoned garden with a shed and sunroom, both with electric to the rear aspect.

Ground floor accommodation comprises entrance hall with hanging space, stairs to the first floor and provides access to the bay fronted lounge.

The lounge measures over 14ft by 9ft with a large bay window creating a cosy reception.

The kitchen has been extended by the previous owner to building regulation to create a modern open plan kitchen/dining room with a useful reception room which could be used as a study/snug/playroom.

The kitchen has a range of low level and eye level units, a range of integrated appliances including an extractor hood, a gas cooker and space for a washing machine, fridge/freezer and family sized dishwasher.

The timber built sun room with electric measures over 8 ft by 20 ft, ideal in the summer months as a third reception room with sliding doors to the rear garden.

Upstairs comprises landing with access to the partly boarded loft space, three double bedrooms, one of which houses the three year old combi boiler and finally a 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 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 walking distance. 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.