



Wright Marshall
Estate Agents

174 LONDON ROAD, NORTHWICH CW9 8AA

OFFERS IN THE REGION OF £350,000



A four bedroom period terrace with off road parking and a spacious garden to the rear aspect located within walking distance to Northwich town centre

Description

Purchased by the current vendors over thirty years ago this property has been maintained throughout to create a light and airy family home with accommodation over three floors.

Externally the property is positioned on London Road with on street parking to the front aspect and allocated off road parking and a lawned garden with a shed and a selection of fruit trees to the rear aspect

Ground floor accommodation comprises entrance hallway with original minton flooring, stairs to the first floor and provides access to the lounge and dining room.

The bay fronted lounge measures over 16 ft by 12 ft with high quality hard wearing felt backed flooring, a feature fireplace and original coving creating a bright reception room which could also be used as a ground floor study.

The dining room has high quality hard wearing felt backed flooring, built in alcove storage cupboards, original coving, a feature gas fireplace, a upvc door to the rear aspect and a door to the galley kitchen.

The kitchen has oak effect high quality hard wearing felt backed flooring, provides access to the cellar which has potential to be converted into a fully insulated reception room, a selection of low level and eye level units with solid oak doors, built in alcove storage cupboards, tiled splashbacks, space for an electric cooker and family sized dishwasher, washing machine and a original sash window to the side aspect. The inner hallway provides direct access to the rear aspect and also the bathroom would could easily be converted into a wet room for families with elderly relatives.

Upstairs comprises spacious landing with stairs to the second floor, two double bedrooms and the three piece family bathroom which houses the Vailant combi boiler which was installed in 2009.

Second floor accommodation comprises a further double bedroom and a single bedroom/study, perfect for housing teenage children away from the main accommodation.

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.



Total area: approx. 150.0 sq. metres (1615.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements