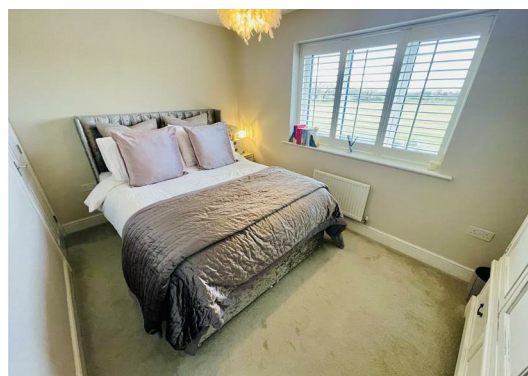




Wright Marshall
Estate Agents

FAIRVIEW COMMON LANE, LACH DENNIS,
NORTHWICH CW9 7TB

£219,500



Fairview is an immaculately presented two double bedroom property available under Cheshire West's discounted market sale scheme

Eligibility

Under the discounted market sale scheme a buyer must meet the criteria stated under the three categories below. Please call Jack at Wright Marshall, email or visit Cheshire West's website for further information.

1. Local Connection (for adult household members).
2. Proof of dependants (if applicable).
3. Proof of property ownership (homeowners only).
4. Unable to afford suitable accommodation. Prospective buyers can access the Discount Market Sale application form through the Council website: [Accessing affordable housing | Cheshire West and Chester Council](#)

Description

Purchased by the vendor six years ago this well presented property is available at 30% below the market value under Cheshire West's discounted market sale scheme and is the ideal opportunity for a first time buyer.

Externally the property forms part of a small development of modern houses positioned in the heart of Lach Dennis with fantastic country walks located on your doorstep. The large driveway with picket gate has ample parking for up to four vehicles with side access to the rear aspect, ideal for entertaining family and friends.

Particular mention must be made of the potential to extend the property to the side subject to planning permission.

Ground floor accommodation comprises lounge with laminate flooring, beautiful panelling, stairs to the first floor and access to the open plan kitchen/dining room.

The kitchen provides access to the downstairs WC, has a range of low level and eye level units, a wall mounted Baxi combi boiler, French doors to the rear aspect and a selection of integrated appliances including a gas hob, fan oven and extractor hood with space for a washing machine and an American fridge freezer.

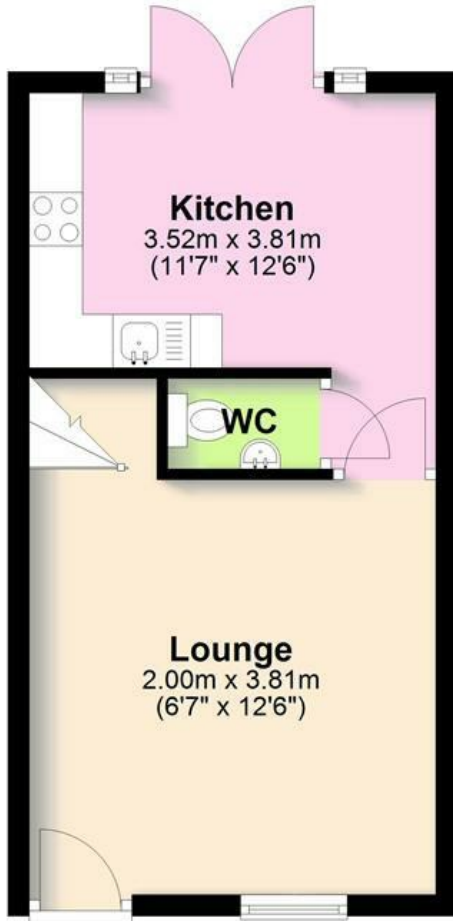
First floor accommodation comprises landing with a large built in storage cupboard, bedroom one with a large built in storage cupboard over the stairs and a double glazed window the rear aspect, a modern three piece partly tiled family bathroom and another double bedroom with built in wardrobes with two double glazed windows to the front aspect.

Lach Dennis is a quaint village in West Cheshire located between Northwich and Knutsford. Local amenities include the Cheshire Grill Country Pub and Steakhouse which is only a short walk up Holmes Chapel Road, along with the Three Greyhounds Pub and Shakely Mere both located a short 5 minute drive away in Allostock.

The A556 connects commuters to both the M6 and M56 motorways and the closest train station is Lostock Gralam (Chester-Manchester line) located only a 5 minute drive away.

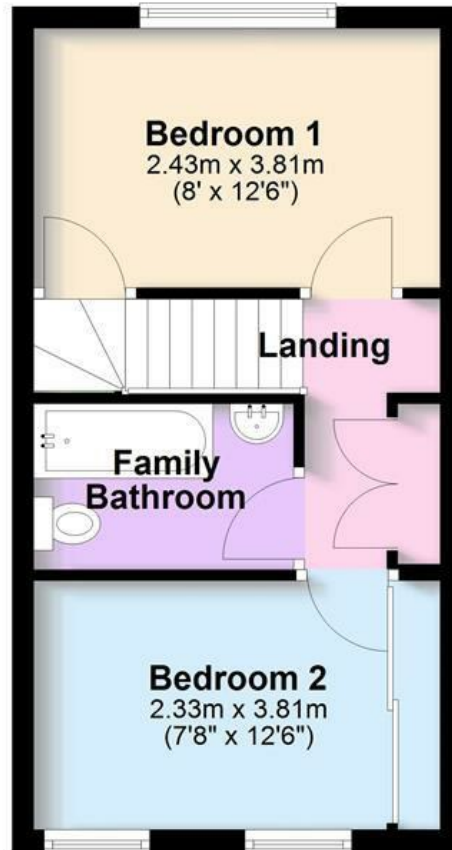
Ground Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 57.2 sq. metres (615.6 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 97 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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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