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OFFERS IN THE REGION OF £825,000



TY GWYN
 40 WEST ROAD
 WEAVERHAM
 NORTHWICH
 CW8 3HL

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 COUNCIL TAX BAND: G



Ty Gwyn is a characterful property positioned on 0.8 of an acre with a private woodland located within strolling distance of Weaverham village

Description

Purchased by the vendors over 15 years ago this period property has been modernised throughout providing living accommodation over three floors, ideal for families with multiple teenage children.

Externally the property is set back from West Road with a large sweeping gravel driveway and a generous single garage to the front aspect with a large south west facing rear garden with private woodland equating to 0.4 of an acre to the rear aspect.

Ground floor accommodation comprises storm porch through entrance hallway with original oak floorboards, stairs to the first floor, understairs storage and provides access to the lounge, downstairs WC, dining room and kitchen.

The dual aspect lounge measures over 24 ft by 13 ft with oak effect luxury vinyl Karndean flooring, a feature cassette log burner, a large double glazed window to the front aspect and French doors to the rear aspect creating a light and airy reception room.

The dining room has the original oak floorboards with four alcove storage cupboards and a large double glazed window to the front aspect.

The brand new Wren kitchen comprises quartz tops, a Quooker tap, porcelain tile flooring and a range of low level and eye level units, one of which houses a modern combi boiler; there is a stunning island with a Belfast sink, Bosch integrated appliances, tiled splashbacks and space for a rangemaster and an American Style fridge freezer. Finally, there are French doors to the rear garden, and another door provides access to the utility room, where there is plumbing for the washing machine and tumble dryer.

First floor comprises spacious landing with three double bedrooms, all with feature fireplaces and alcove storage, a single bedroom/study and a modern four piece family bathroom.

Second floor accommodation comprises landing with two eaves storage cupboards, wet room and two double bedrooms with velux windows and eaves storage.

Weaverham is a desirable Cheshire village situated just west of Northwich and close to the River Weaver, offering an appealing balance of village charm, green surroundings and convenient everyday amenities.

The village is particularly attractive to families, with a choice of local primary schools, Weaverham High School, and access to wider educational options across Northwich and the surrounding Cheshire area.

For those who enjoy the outdoors, Weaverham is well placed for countryside walks and open green space, including nearby Owley Wood, part of the Mersey Forest, which lies along the River Weaver valley.

Weaverham also benefits from excellent connectivity. Its position near the A49 provides straightforward routes towards Northwich, Warrington, Chester and the wider Cheshire road network, while nearby rail links and access to major routes make it a practical base for commuters. The closest train stations are Acton Bridge (Liverpool-Birmingham line) which is a 2 minute drive down Station Road or Cuddington (Manchester-Chester line), which is a 5 minute drive away from the property.

Northwich town centre is within easy reach, offering a broader range of supermarkets, independent shops, restaurants, leisure facilities and riverside attractions.