

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.



OFFERS IN THE REGION OF £430,000



17 STATION ROAD
WEAVERHAM
NORTHWICH
CW8 3PY

3 2 3 C
COUNCIL TAX BAND: D



A charming chain free period property with great potential, featuring a south-facing garden and set in the desirable village of Weaverham

Description

Purchased by the current vendor over thirty years ago this property has been maintained throughout and is the perfect opportunity for downsizers or a growing family.

Externally the property is positioned on Station Road with a spacious gravel driveway, a single detached garage with electric and eaves storage to the front aspect and there is a private enclosed lawned garden with patio area and a large brick built store to the rear aspect.

Ground floor accommodation comprises porch through family room with a feature dual burner, stairs to the first floor and provides access to the lounge, kitchen and dining room.

The bay fronted lounge measures over 14 ft by 9ft with a feature gas fireplace and stunning open fields views across Weaverham creating a cosy reception room.

The kitchen has tiled flooring, a range of low level and eye level units, a double glazed window to the dining room, a large skylight flooding the room with natural light and a selection of integrated appliances including an extractor hood, four ring electric hob, double fan oven and fridge/freezer.

The dining room has tiled flooring, two large double glazed windows and french doors to the rear aspect creating a light and airy reception room and provides access to the store/utility room which houses the washing machine and tumble dryer.

Upstairs comprises spacious landing with a double glazed window to the side aspect, provides access to the partly boarded loft space, two double bedrooms, the three piece shower room, three piece en-suite shower room, large built in storage cupboard which houses the conventional boiler and finally the single bedroom/study.

Weaverham is conveniently located just a 15 minute drive along the A49 to the M56 and M6 motorways, connecting commuters to Chester, Manchester, Liverpool and London.

Local amenities include the Hanging Gate pub located within strolling distance and Weaverham shops located off Northwich Road just a 15 minute walk from the property.

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.

Local schools include both primary schools in Weaverham on Northwich Road and Weaverham High School located next door.