



OFFERS IN THE REGION OF £270,000



317 MANCHESTER ROAD
NORTHWICH
CW9 7NL



COUNCIL TAX BAND: B



A chain free two double bedroom end terrace with a loft room double driveway and a large rear garden located in Northwich

Description

Purchased by the current vendor six years ago this period property has been modernised throughout and is the perfect opportunity for downsizers and first time buyers.

Externally the property is positioned on Manchester Road with a garden to the front aspect and a private yard with outbuildings which houses the brand new combi boiler and an outside wc to the rear aspect. The double driveway and private rear garden with brand new decking and its own private Yurt are accessed via a private road off Manchester Road, ideal for interested parties who require off road parking for large vehicles.

Ground floor accommodation comprises entrance hall with oak effect laminate flooring, stairs to the first floor and provides access to the lounge and separate dining room.

The cosy lounge measures over 12 ft by 12 ft with a feature open fireplace and a large double glazed window to the front aspect.

The dining room and kitchen both have brand new oak effect laminate flooring with two double glazed windows, a feature log burner in the dining room and a brand new kitchen with integrated appliances including an extractor hood, family sized dishwasher, washing machine, rangemaster, a fridge freezer and convenient understairs storage.

The first floor comprises spacious landing with oak effect laminate flooring, a stunning four piece family bathroom with two double glazed windows, two double bedrooms, both with alcove storage/fitted wardrobes and finally a spiral stair case to the loft room with two velux windows and eaves storage, ideal for an office/spare bedroom.

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 Northwich (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 a short drive are alternatively Castle Street shops are located within walking distance. There are several supermarkets in the town centre 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.