

MISREPRESENTATION ACT 1967.  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor 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 £525,000



2 WAVERTON CLOSE  
 KINGSMEAD  
 NORTHWICH  
 CW9 8WD



COUNCIL TAX BAND: E



A well presented chain free corner plot property located in highly sought after Kingsmead

### Description

Owned by the previous vendor for over twenty years this detached property is positioned on a desirable plot and is the ideal opportunity for a growing family.

Externally the property is tucked away at the end of the cul-de-sac with a large double driveway and a double detached garage with electric to the front aspect and a side gate providing direct access to the private and enclosed south west facing rear garden with two patio areas.

Ground floor accommodation comprises hallway with oak effect laminate flooring, stairs to the first floor, provides access to the downstairs WC, kitchen, lounge and the built in storage cupboard which houses the alarm.

The dual aspect lounge/dining room has a feature gas fireplace, a large double glazed window to the front aspect, double doors dividing the two rooms, a door to the kitchen and French doors to the rear garden.

Particular mention must be made of the potential to knock through into the kitchen to create a modern open plan kitchen/dining room with stunning views over the rear garden.

The current kitchen has oak effect laminate flooring, two double glazed windows to the rear aspect, a range of low level and eye level units, a selection of integrated appliances including a four ring gas hob, a double electric oven and provides space for the American fridge/freezer with the utility room providing plumbing for the washing machine and houses the Ideal combi boiler.

Upstairs comprises spacious landing with access to the partly boarded loft space, three double bedrooms, the single bedroom/study, the three piece family bathroom and the en-suite shower room.

Kingsmead is the ideal location for growing families with fantastic schools and amenities on your doorstep. Kingsmead shops provide your essential amenities and you're less than a 15 minutes walk from historic Davenham, where you'll find a choice of local shops, pubs and places to eat.

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 walking distance 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. 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.

