



Wright Marshall
Estate Agents

**2 CHURCH CLOSE, WEAVERHAM, NORTHWICH
CW8 3NW**

OFFERS IN THE REGION OF £280,000



A spacious chain free bungalow with a large driveway for multiple vehicles located within walking distance of Weaverham village

Description

Owned in the vendors family for over thirty five years this detached bungalow sits on a large plot and is the perfect opportunity for downsizers looking for their next project.

Externally the property has a large, tarmacked driveway for multiple vehicles and a large lawned garden to the front aspect with gardens to the side aspect and an extended detached garage and a low maintenance block paved garden to the rear aspect.

Accommodation comprises spacious hallway with ample space for built in storage cupboards and provides access to the three bedrooms, wet room and the open plan lounge/dining room.

Bedrooms one and two have the added advantage of built in wardrobes, the property is double glazed throughout and the loft space is fully insulated creating a very energy efficient home.

The dual aspect open plan lounge/dining room measures over 20 ft by 14 ft with a feature gas fireplace and three double glazed windows, flooding the room with natural light, creating a light and airy reception room.

The kitchen is accessed via the lounge/dining room and has a range of low level and eye level units, one of which houses the combi boiler and a has a selection of integrated appliances including an extractor hood, a fridge, a four ring gas hob and an electric grill and oven, with space for a washing machine.

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.

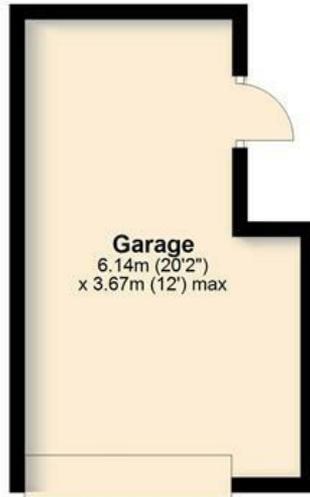
Local amenities include the Weaverham shops located off Northwich Road just a 10 minute walk from the property.

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 also located on Northwich Road.

Ground Floor

Approx. 19.9 sq. metres (213.9 sq. feet)



Ground Floor

Approx. 87.1 sq. metres (938.0 sq. feet)



Total area: approx. 107.0 sq. metres (1151.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	78
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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements