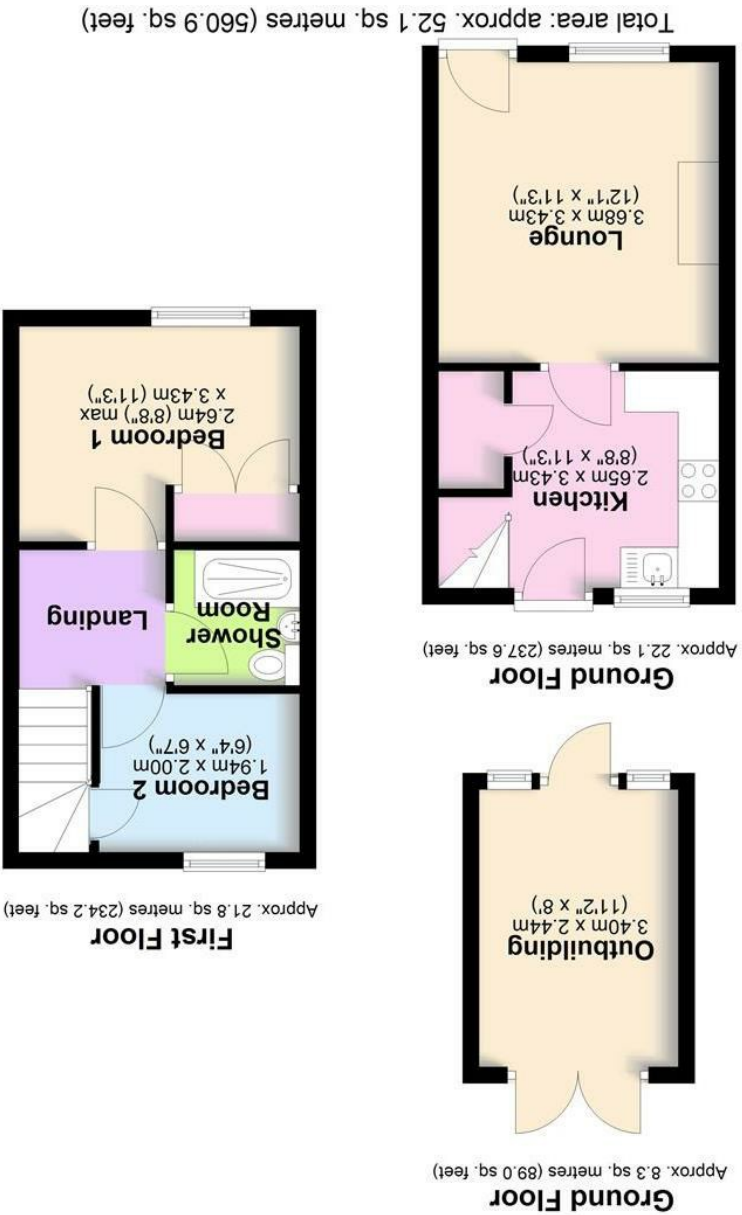


MISREPRESENTATION ACT 1967.  
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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 £140,000



23 WATERLOO ROAD  
CASTLE  
NORTHWICH  
CW8 1EL

2 1 1 D  
COUNCIL TAX BAND: A





A modernised end-terrace with a useful outbuilding with electric and plumbing and two separate yards located in Castle

### Description

Purchased by the current vendor eight years ago this property has been modernised and maintained and presents the perfect opportunity for a first time buyer or buy to let investor.

Externally the property has on street parking, two yards to the rear aspect and particular mention must be made of the brick built outbuilding with electricity and plumbing to the rear aspect which could easily be converted into a home office/gym.

The lounge has a double glazed window to the front aspect, a feature exposed brick fireplace with space for an electric fire and a door to the kitchen.

The modern kitchen has tiled flooring, understairs storage, glass splashbacks, a range of integrated appliances including an extractor hood, four ring gas hob, single fan oven and space for a under counter fridge. The washing machine and tumble dryer are plumbed into the outbuilding.

Upstairs comprises two double bedrooms both with built in storage, access to the partly boarded loft space where the combi boiler is located and a modern three piece shower room.

Castle is perfectly positioned between Northwich and Hartford, ideal for buyers who want the convenience of being able to walk into Northwich town centre but also to Greenbank train station for commuting to and from their place of work.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Charles Darwin Primary School, 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 drive 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.