



**Wright Marshall**  
Estate Agents

**12 YARWOOD CLOSE, NORTHWICH CW8 1ET**  
**OFFERS IN THE REGION OF £220,000**



A well presented chain free property with a double driveway and a further single gravel driveway located within strolling distance to Northwich town centre ideal for first time buyers

## Description

Purchased by the current vendors eight years ago this property has been modernised and maintained throughout.

Since this time the vendors have installed a new kitchen, bathroom, boiler (2018), flooring and carpets throughout, removed the dividing wall between the dining room and kitchen and installed an external water tap.

Ground floor accommodation comprises hallway with doors to the lounge and separate sun room which has a double glazed window and French doors to the rear aspect, ideal for a second reception room.

The lounge has laminate flooring throughout with a large double glazed window to the front aspect, a large understairs storage cupboard and a door to the extended kitchen.

The kitchen has laminate flooring throughout, a range of low level and eye level units one of which houses the combi boiler, a sink with drainer beneath the double glazed window to the rear aspect, sliding doors to the conservatory and a range of integrated appliances including a fridge/freezer, double oven, electric hob, family sized dishwasher and there's undercounter space for a washing machine.

The vendors currently use the conservatory as their dining room which has laminate flooring and French doors to the rear garden.

First floor accommodation comprises landing with a double glazed window to the side aspect, access to the partly boarded loft space and a built in storage cupboard.

Bedrooms one and two are both doubles, both with double glazed windows and bedroom two has the added advantage of double fitted wardrobes. Bedroom three is a single bedroom with a double glazed window to the front aspect which the vendors currently use as their study. The modern three piece family bathroom has a frosted double glazed window to the rear aspect.

Externally particular mention should be made of the hidden gravel driveway behind the double tarmacked driveway with a side gate to the patio, ideal for families with multiple vehicles. The rear garden is west facing, partly lawned and very private with only one neighbouring property.

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 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.

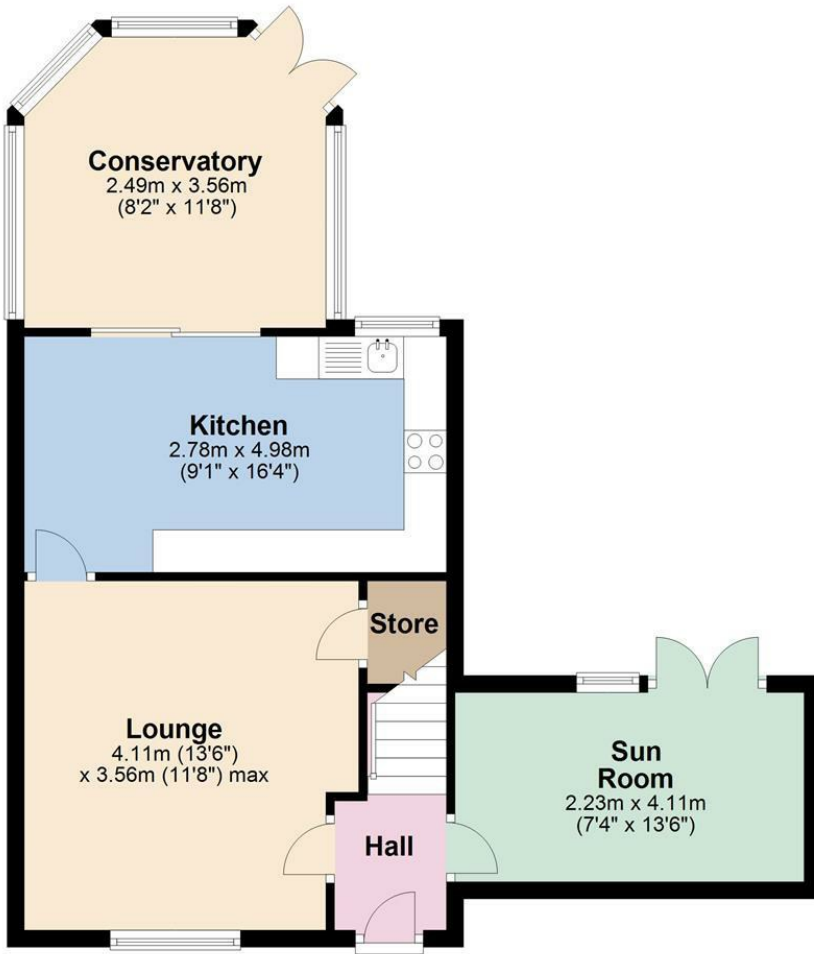






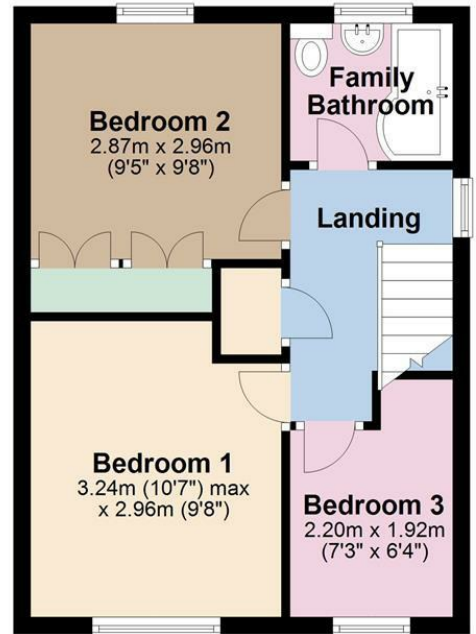
## Ground Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 88.8 sq. metres (956.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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