

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.

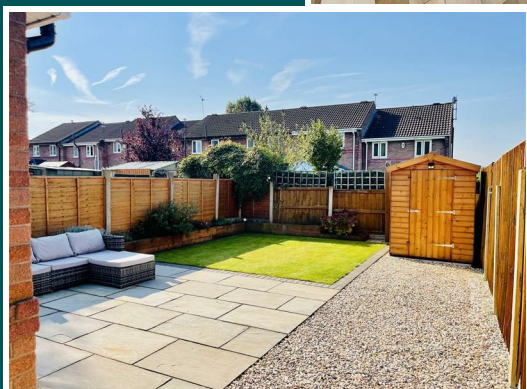
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves 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.

Total area: approx. 76.9 sq. metres (827.8 sq. feet)



OFFERS IN THE REGION OF £210,000



239 WALNUT AVENUE  
WEAVERHAM  
NORTHWICH  
CW8 3DN

3 2 2 C  
COUNCIL TAX BAND: B



A stunning three bedroom end-terrace property with a modern open plan kitchen/dining room and a south facing rear garden located in Weaverham

### Description

Purchased by the current vendor five years ago this property has been completely renovated to building regulations and is the perfect opportunity for a first time buyer.

Externally the large tarmac driveway is brand new and plenty big enough for up to four vehicles, brand new fencing surrounding the property has been installed and there is side access via the side gate where subject to planning permission there is potential to extend the property.

To the rear aspect the rear garden has been landscaped including new stones, new patio, new grass and a new shed, ideal storage.

Further external works include new fascias and new guttering.

Ground floor accommodation comprises entrance hall with a door to the lounge and stairs to the first floor.

The bay fronted lounge measure over 15 ft by 11ft creating a cosy reception room with the added advantage of understairs storage and access to the open plan kitchen/dining room and WC.

The WC was installed by the current vendor and has brand new laminate flooring and a double glazed window to the side aspect.

Particular mention must be made of the dividing wall in the kitchen which has been removed to create a truly stunning open plan kitchen/dining room with a vaulted ceiling, two velux windows, two double glazed windows and uPVC door to the rear garden, flooding the room with natural light.

The kitchen has brand new laminate flooring throughout, a range of low level and eye level units, a large breakfast bar and a selection of high spec integrated appliances including an induction hob, double fan oven, fridge freezer and washing machine.

First floor accommodation comprises landing with a large built in storage cupboard housing the new combi boiler and access to the partly boarded loft space.

Bedroom one is a spacious double bedroom with two large built in storage cupboards and a double glazed window to the front aspect.

Bedroom two is also a double bedroom with a double glazed window to the rear aspect.

Bedroom three is the perfect nursery/study and plenty big enough for a single bed as photographed with a double glazed window to the rear aspect.

The modern three piece family bathroom is fully tiled with a frosted double glazed window to the side aspect.

Further internal works include a partial re wire and new radiators throughout.

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.

The closest train stations are Acton Bridge (Liverpool-Birmingham line) or Cuddington (Manchester-Chester line), both of which are a 5 minute drive away from the property.

Local schools include both primary schools in Weaverham on Northwich Road and Weaverham High School located next door.