

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. 166.5 sq. metres (1792.4 sq. feet)



OFFERS IN THE REGION OF £375,000



**35 WELL LANE
 WEAVERHAM
 NORTHWICH
 CW8 3PE**

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COUNCIL TAX BAND: E



Light and spacious property with porch extension and open field views available in Weaverham

Description

Purchased by the vendors in July 2012, this property has been extended and modified throughout to create a spacious and bright living space which the current vendors will be truly sad to leave behind.

Particular mention must be made of the 7ft by 7ft porch extension with skylight and downstairs WC, built to building regulation and with planning permission, providing ample hanging and storage space and a beautiful bright entrance.

As you approach the property you are greeted by a large tarmacked driveway for multiple vehicles and a large lawned garden to the front aspect positioning the property slightly set back from Well Lane creating further privacy.

The driveway is large enough for up to five vehicles and the previous annex has been converted back into a single garage which could easily be turned back into accommodation for an elderly relative or teenager.

Downstairs accommodation comprises spacious porch through entrance hallway, WC, a large 26ft 3 by 11 ft 9 dual aspect lounge with open field views across Weaverham and with access to the modern kitchen with fitted appliances including a fridge freezer, washing machine and family sized dishwasher, French doors to the rear garden, separate dual aspect dining room and spacious conservatory with direct access to the rear south facing garden.

Upstairs comprises three double bedrooms, two of which have fitted wardrobes, all with large double glazed windows flooding the rooms with natural light and the bathroom, previously two rooms has since been knocked into one large four piece modern family bathroom with wet room and separate bath.

The large rear garden has been landscaped to create two convenient sun traps and a lovely raised lawn with a selection of flower beds and shrubs.

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 on Lime Avenue, just down the road from the property.

