



Wright Marshall
Estate Agents

25 ST. GEORGES WAY, KINGSMEAD,
NORTHWICH CW9 8XG

OFFERS IN THE REGION OF £465,000



An immaculate chain free family home located within walking distance to the highly regarded Sir John Deane's Sixth Form College

Description

Purchased by the current vendors less than 12 months ago, this immaculate family home is chain free and ready to be moved into straight away.

Ground floor accommodation comprises spacious storm porch, hallway with laminate flooring, understairs storage cupboard and access to the modern downstairs WC, office, lounge and kitchen.

The spacious lounge/dining room has laminate flooring throughout a large dual aspect window to the front aspect and french doors to the rear aspect flooding the rooms with natural light throughout the day.

The modern kitchen has a range of low level and eye recently decorated units with integrated appliances including a double oven with gas hob, extractor fan and family sized dishwasher and two double glazed windows to the rear aspect.

The utility room provides direct access to the side aspect and has both low level and eye level units, a wall mounted Vaillant combi boiler, plumbing for the washing machine and tumble dryer and sink with drainer.

First floor accommodation comprises two double bedrooms, two single bedrooms, a modern three piece family bathroom and a modern three piece en-suite shower room to bedroom one. The loft space is partly boarded and two built in storage cupboards on the first floor provide further storage within the main property.

Externally the spacious west facing rear garden has been improved by the current vendors. The double detached garage provides further useful storage space and is accessible from the side aspect, presenting the perfect opportunity to convert half of the garage into a useful studio/gym.

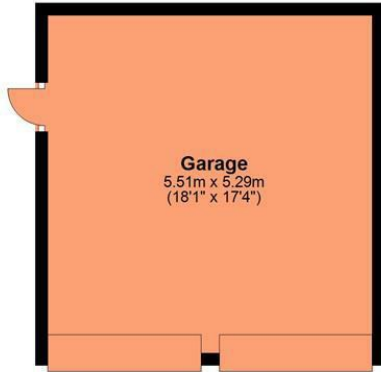
Kingsmead is one of the most sought after locations in Northwich due to the close proximity of highly regarded schools and transport links including Greenbank train station (for Manchester and Chester) and Hartford train station (for London and Liverpool).

Kingsmead shops is located within walking distance of the property and for larger supermarkets Northwich town centre is simply a 10 minute drive away.

Alternatively both Chester and Manchester are located just a 45 minute drive away via the A556 making Kingsmead extremely accessible and practical for growing families.

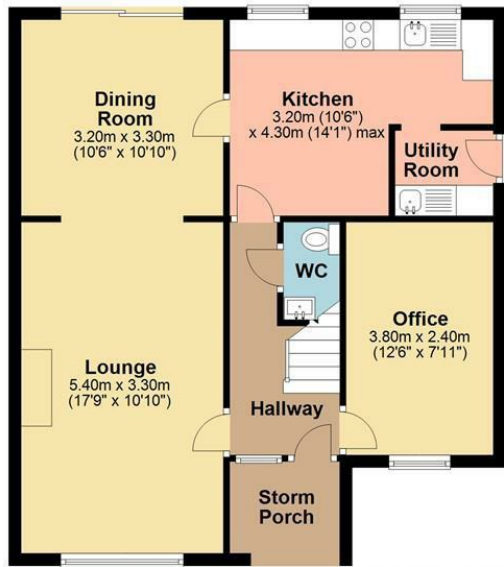
Ground Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



Ground Floor

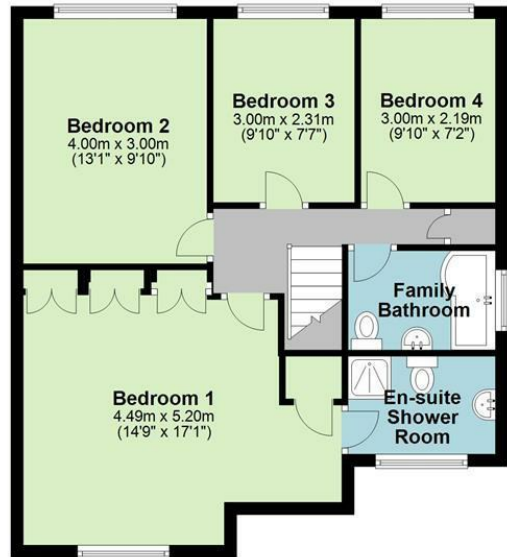
Approx. 63.0 sq. metres (677.9 sq. feet)



Total area: approx. 153.1 sq. metres (1648.4 sq. feet)

First Floor

Approx. 61.0 sq. metres (656.9 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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 are 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