

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.

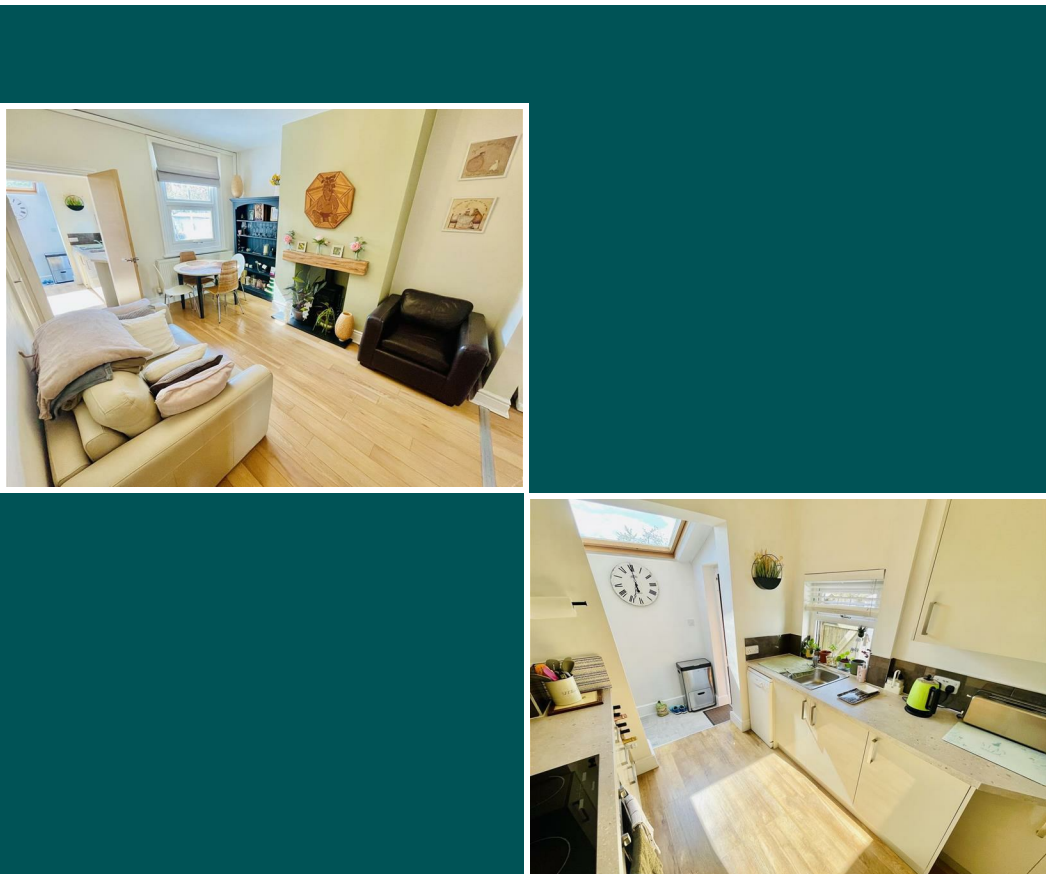
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves 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. 80.7 sq. metres (868.6 sq. feet)



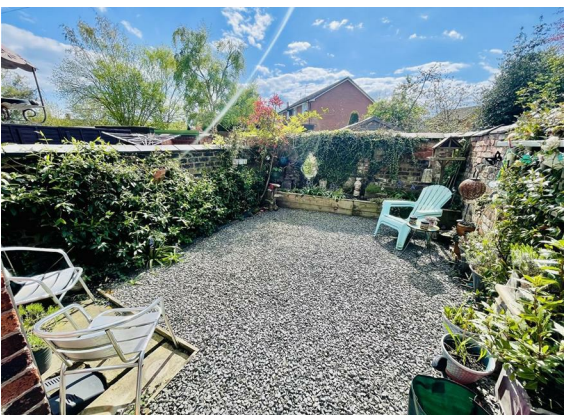
OFFERS IN THE REGION OF £195,000



7 ROYLES PLACE  
NORTHWICH  
CW8 4AH



COUNCIL TAX BAND: A



A modernised two double bedroom period end terrace with a private south facing garden located within walking distance of Greenbank train station

### Description

Purchased by the current vendor five years ago this property has been modernised and maintained throughout and is the perfect opportunity for downsizers and first time buyers.

Externally the property is positioned at the end of a no through road with allocated parking to the front aspect and a low maintenance south facing rear garden. Particular mention must be made of the new roof installed by the current vendor.

Ground floor accommodation comprises entrance hallway with brand new oak effect laminate flooring, with stairs to the first floor with brand new carpets. The dual aspect lounge/dining room has oak effect laminate flooring, two large double glazed windows to the front and rear aspects, creating two light and airy reception rooms with a feature gas fireplace and log burner, alcove storage and a large understairs storage cupboard.

The new kitchen has a oak effect laminate flooring, a range of low level and eye level units, integrated appliances including an extractor hood, electric hob and oven, a double glazed window to the side aspect and a large velux window into the utility room with space for a fridge freezer and washing machine, which provides direct access to the rear garden.

Upstairs comprises spacious landing with a large built in storage cupboard, access via a pull down loft ladder to the fully boarded and carpeted loft space with two velux windows and electric and finally there's also two double bedrooms and a modern three piece shower room which houses the combi boiler firing the gas central heating.

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 walk 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 Greenbank (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retails chains, all of which are located within a short drive are alternatively Castle Street shops are located within walking distance. There are several supermarkets in the town centre 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.