



Wright Marshall
Estate Agents

7 WEAVERHAM ROAD, SANDIWAY, NORTHWICH
CW8 2NJ

OFFERS IN THE REGION OF £310,000



A modernised period property brimming with character located within strolling distance of the highly reputable Sandiway Primary School

Description

Purchased by the vendors three years ago this property has been modernised throughout while maintaining its characterful features and is the ideal opportunity for first time buyers.

Externally the gravel driveway has recently been laid and the vendors have installed a Smart electric car charging point, a brand new front door and frame. The west facing rear garden is partly flagged and partly lawned with brand new borders, a new metal shed with stone base and a 16ft by 8ft insulated cedar apex garden room with double glazing, internal spotlights and heater, ideal for a home gym/study.

Ground floor accommodation comprises porch with tiled flooring, ample hanging space and shoe storage with a double glazed window to the front aspect, external light and a glass panelled door to the dining room.

The dining room has oak effect LVT flooring with a 10 year guarantee, a feature gas fire place, relocated plug sockets within cabinet, professionally fitted blinds with guarantee and the room has been re wired to provide new spotlights when the new ceiling and coving were installed.

Dividing the dining room and the living room is a small hallway with access to the understairs storage cupboard housing the condenser dryer.

The living room has two double glazed windows flooding the room with natural light, new carpet with new subfloor with guarantee, new built in cabinet to house the broadband and plug sockets, professionally fitted blinds with guarantee and the room has been re wired to provide new spotlights when the new ceiling and coving were installed.

The kitchen has oak effect LVT flooring, a range of low level and eye level units, one of which houses the combi boiler, a range of integrated appliances including an extractor hood, new electric hob and fan oven, space for the dishwasher, washing machine and American fridge freezer, new tap and fittings with guarantee, professionally fitted blinds with guarantee, a upvc door to the rear garden and access to the WC and utility space.

First floor comprises landing with a built in understairs storage cupboard, stairs to bedroom two on the second floor, bedroom one which is carpeted with a large double glazed window to the front aspect, bedroom three which is the perfect nursery/study with oak effect LVT flooring with guarantee, ample space for wardrobes and a double glazed window to the rear aspect and finally the stunning fully tiled four piece family bathroom with a frosted double glazed window to the rear aspect.

Second floor accommodation comprises bedroom two with ample eaves storage and a velux window, ideal space for a teenager or a second study.

Sandiway and Cuddington are perfectly positioned between both Northwich town centre and Tarporley village and have an excellent range of day-to-day amenities including the Blue

Cap and White Barn public houses, Dentist, and library.

There are two separate areas of shops that include convenience store, newsagents, dry cleaners, bakery, butchers, pharmacy, and off licence in addition to the renowned De Fine Food Wine delicatessen, coffee shop and restaurant.

The villages have two local primary schools, Church Hall, village community centre, tennis courts and playing fields and superb children's park.

These areas provides fantastic commuter links with Cuddington train station located a short walk away connecting commuters to Manchester, Chester, Liverpool, Warrington and Birmingham and Hartford Station is a four minute drive away - this is on the Liverpool to London line and only fifteen minutes from Crewe. In addition, access points to the M6/M56, M53, A49 and A55 are all easily accessible. The house is also within 40 minute drive of Liverpool and Manchester International Airports and the fast-developing MediaCity UK at Salford.

This property is exceptionally well located for a choice of excellent local schools, including highly sought after Grange Independent School, Cransley Independent School, St Nicholas RC High School and Sir John Dean's Sixth Form College. The location is ideal for those that enjoy a walk, with the Whitegate Way and surrounding area being only a short walk away. There's no need to jump in the car to go for a walk.

In nearby Northwich, the popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. An £80m development in Northwich Town Centre, Barons Quay has provided a multi-screen Odeon cinema & a large new Asda superstore. There is also a state-of-the-art leisure facility opened in the heart of Northwich, with two swimming pools, huge range of gym equipment and classes that cater for fitness enthusiasts.

Ground Floor
Approx. 10.1 sq. metres (108.6 sq. feet)

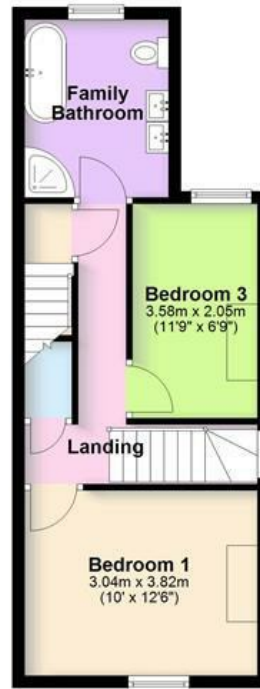


Ground Floor
Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 108.7 sq. metres (1169.7 sq. feet)

First Floor
Approx. 36.8 sq. metres (395.9 sq. feet)



Second Floor
Approx. 14.6 sq. metres (157.1 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		
		74
	48	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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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