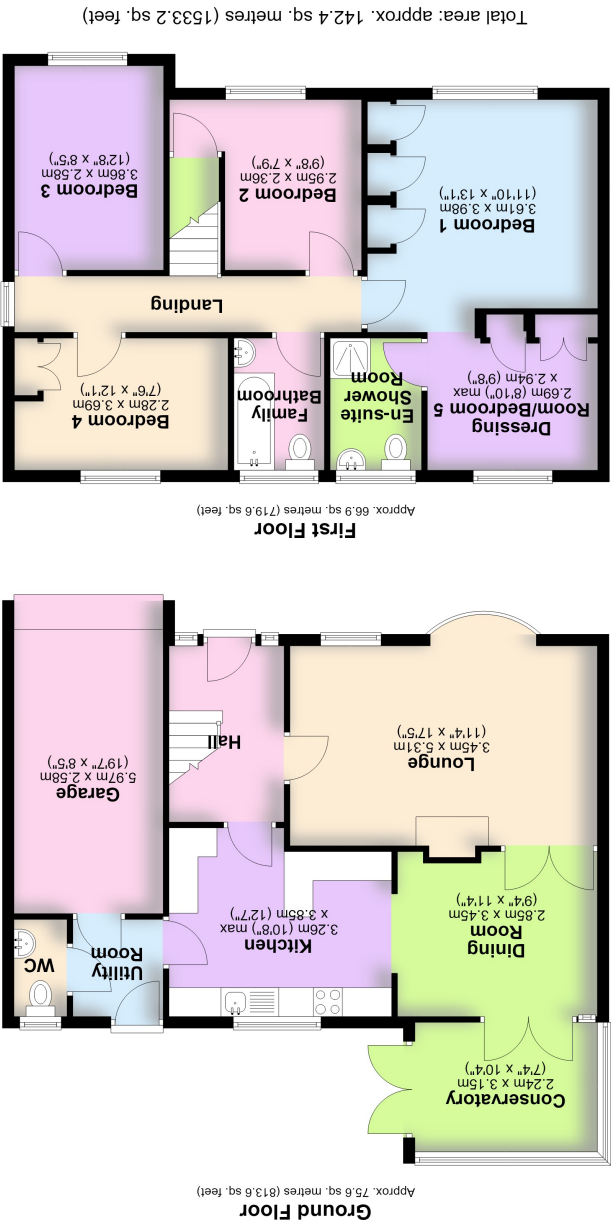


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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.



OIRO £525,000



VALLEY ROAD, WEAVERHAM, NORTHWICH, CW8 3PP

5 3 3 C

Council Tax Band: E



A four/five bedroom detached property with a private and enclosed west facing rear garden located in Weaverham

Owned in the vendors family for over forty years this detached property is the perfect opportunity for a growing family or downsizers looking to acquire a blank canvass located within walking distance of Weaverham village.

Positioned on a generous plot this property has a large tarmacked driveway for two vehicles, a single integral garage and a lawned garden to the front aspect with a private and enclosed lawned garden to the rear aspect.

Ground floor accommodation comprises spacious hallway with stairs to the first floor, understairs storage and provides access to the bay fronted lounge and kitchen.

The bay fronted lounge measures over 11 ft by 17 ft with a feature gas fireplace, two double glazed windows to the front aspect and French doors to the dining room.

The dining room presents the perfect opportunity, subject to building regulation, to knock through into the kitchen to create a modern open plan kitchen/dining room and to replace the conservatory with a modern orangery, both with stunning views over the rear garden.

The current kitchen has oak effect laminate flooring, a range of low level and eye level units, a double glazed window to the front aspect, provides access to the utility room, downstairs WC, rear aspect and garage and has a range of integrated appliances including an extractor hood, a four ring gas cooker and electric oven, with space for a family sized dishwasher.

The plumbing for the washing machine is housed in the utility room and the 10 month old conventional boiler is housed in the garage.

Upstairs comprises landing with access to the partly boarded loft space, four bedrooms, a three piece family bathroom, a three piece en-suite shower room and a dressing room located off the principal bedroom which could be converted back into a fifth bedroom if required.

Weaverham is a desirable Cheshire village situated just west of Northwich and close to the River Weaver, offering an appealing balance of village charm, green surroundings and convenient everyday amenities.

The village is particularly attractive to families, with a choice of local primary schools, Weaverham High School, and access to wider educational options across Northwich and the surrounding Cheshire area.

For those who enjoy the outdoors, Weaverham is well placed for countryside walks and open green space, including nearby Owley Wood, part of the Mersey Forest, which lies along the River Weaver valley.

Weaverham also benefits from excellent connectivity. Its position near the A49 provides straightforward routes towards Northwich, Warrington, Chester and the wider Cheshire road network, while nearby rail links and access to major routes make it a practical base for commuters.

The closest train stations are Acton Bridge (Liverpool-Birmingham line) which is a 2 minute drive down Station Road or Cuddington (Manchester-Chester line), which is a 5 minute drive away from the property.

Northwich town centre is within easy reach, offering a broader range of supermarkets, independent shops, restaurants, leisure facilities and riverside attractions.