



Old Road, Anderton, Northwich, Cheshire

£249,950

A beautifully presented modern family home, situated in a splendid location close to the Anderton boat lift and backing onto the waterways. The gardens have been landscaped to provide a delightful outdoor entertaining area, two driveways providing off road parking and leading to the garage. Internally the property has spacious accommodation comprising of a kitchen diner, lounge, study, four bedrooms, en suite and family bathroom. An early viewing is essential to appreciate this lovely family home

Old Road, Anderton, Northwich, Cheshire

Kitchen / Dining Room 6.02m x 4.85m (19'9" x 15'11")

Double glazed bay window to the front, entrance door to the front, a range of modern, Oak base and eye level units with work surfaces incorporating a gas hob, electric oven, extractor fan, integrated dishwasher and fridge freezer, part tiled walls, three radiators, stairs leading to the first floor, double doors opening into the lounge.

Cloakroom/WC

WC, handwash basin with tiled splash back, radiator, extractor fan.

Lounge 4.88m x 3.33m (16'0" x 10'11")

French doors opening onto the rear decked area, double glazed window to the rear, radiator.

Study 2.31m x 1.93m (7'7" x 6'4")

Double glazed window to the rear, radiator.

First Floor

First Floor Landing

Loft access with partial boarding.

Bedroom One 5.18m x 4.04m (17'0" x 13'3")

Two double glazed windows to the rear, two radiators, door leading into the en suite.

En-Suite Shower Room

Double glazed window to the front, double shower cubicle, pedestal wash basin, wc, tiled flooring, heated towel rail.

Bedroom Two 3.68m x 3.4m (12'1" x 11'2")

Double glazed window to the rear, radiator.

Bedroom Three 3.89m x 2.82m (12'9" x 9'3")

Double glazed bay window to the front, radiator.

Bedroom Four 2.31m x 1.93m (7'7" x 6'4")

Double glazed window to the front, radiator.

Family Bathroom

Panelled bath with shower and screen, WC, pedestal wash basin, heated towel radiator, extractor fan, ceiling spotlights.

Exterior

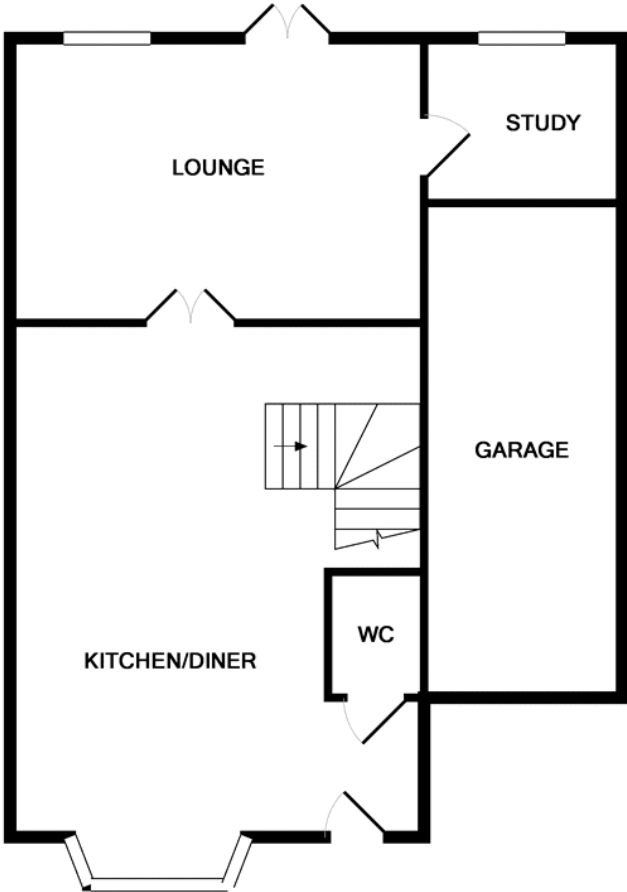
To the front of the property there are two driveways providing off road parking and leading to the garage with up and over door and wall mounted boiler. To the rear is a landscaped garden with patio area, large decked area, lawns, various shrubs, plants and trees, all enclosed with fencing. Beyond the fencing are the waterways and pleasant views.

Laser Tape Clause

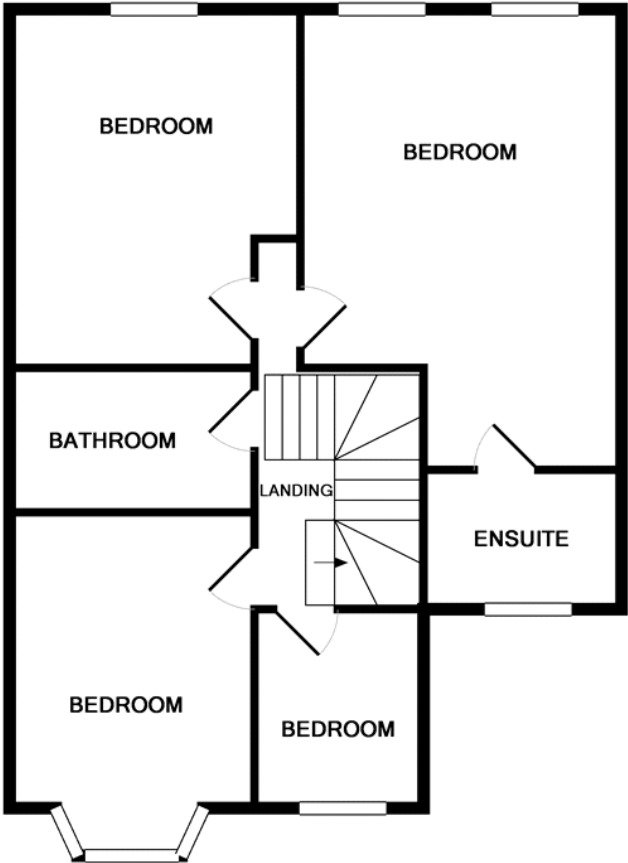
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

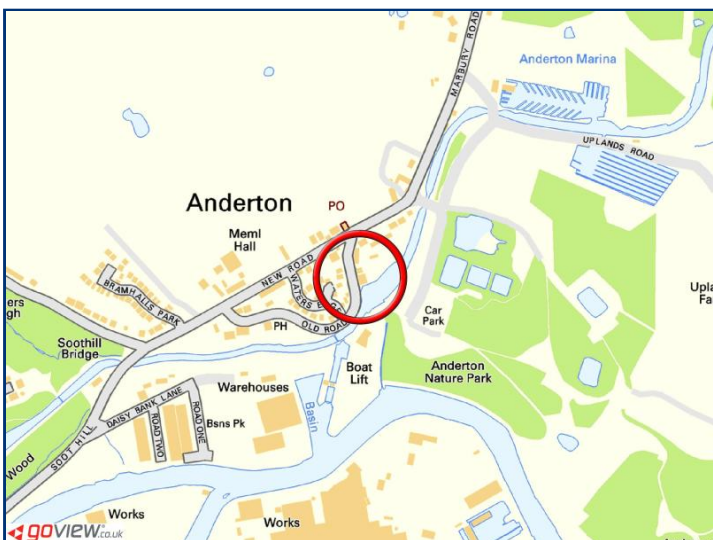


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2009



Environmental (CO ₂) Impact Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			Very energy efficient - lower running costs		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	74	79
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			Not energy efficient - higher running costs		
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			England, Wales & N.Ireland <small>Directive 2002/91/EC</small>		
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		