



**HINCHLIFFE
HOLMES**



29 HEATH ROAD



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Weaverham | CW8 3JY

Situated at the head of a quiet cul-de-sac and benefitting from over 1,200 sq.ft. of space, this fantastic semi-detached family home features multiple reception rooms accompanied a large Breakfast Kitchen. To the first floor, there are three well-proportioned bedrooms and family bathroom before heading outside to the large south-facing landscaped private garden to both the front and rear. To the side, there is secure off-road parking for multiple vehicles and separate garage/workshop.

Weaverham is a village which lies West of Northwich and South of the River Weaver. Within the village there are schools to cater for all ages, and amenities include a library, community centre, village green, GP surgery, pubs, and eateries and swimming pool.

Weaverham high street also boasts a wide range of shops and convenience stores including Tesco Express, Co-operative and Devonshire Bakery to name a few, and in Lime Avenue a second range of shops including post

office and hardware store.

The village has transport links to the array of amenities that are situated around Northwich and Hartford, and easy access to the Cheshire countryside, river walks, and Delamere Forest. The A49 and A556 are close to hand providing access to the M56, Chester, Liverpool, Warrington and Manchester. Also, Greenbank, Acton Bridge and Hartford train stations are situated less than 3 miles away providing lines to Northwich and onto cities such as London, and direct trains to Liverpool and Manchester.

The schools in Weaverham include Weaverham High School and three primary schools: Weaverham Primary Academy, Weaverham Forest School, and St. Bede's Roman Catholic Primary School. There is also an educational needs school, The Russett School.

Weaverham is adjacent to Owley Wood, part of the Mersey Forest. The wood extends for over 5 hectares (12 acres) along the River Weaver valley and is named after the tawny owls which inhabit the area.

GROUND FLOOR

Entrance Hall | Kitchen - Pantry | Dining Room | Lounge

FIRST FLOOR

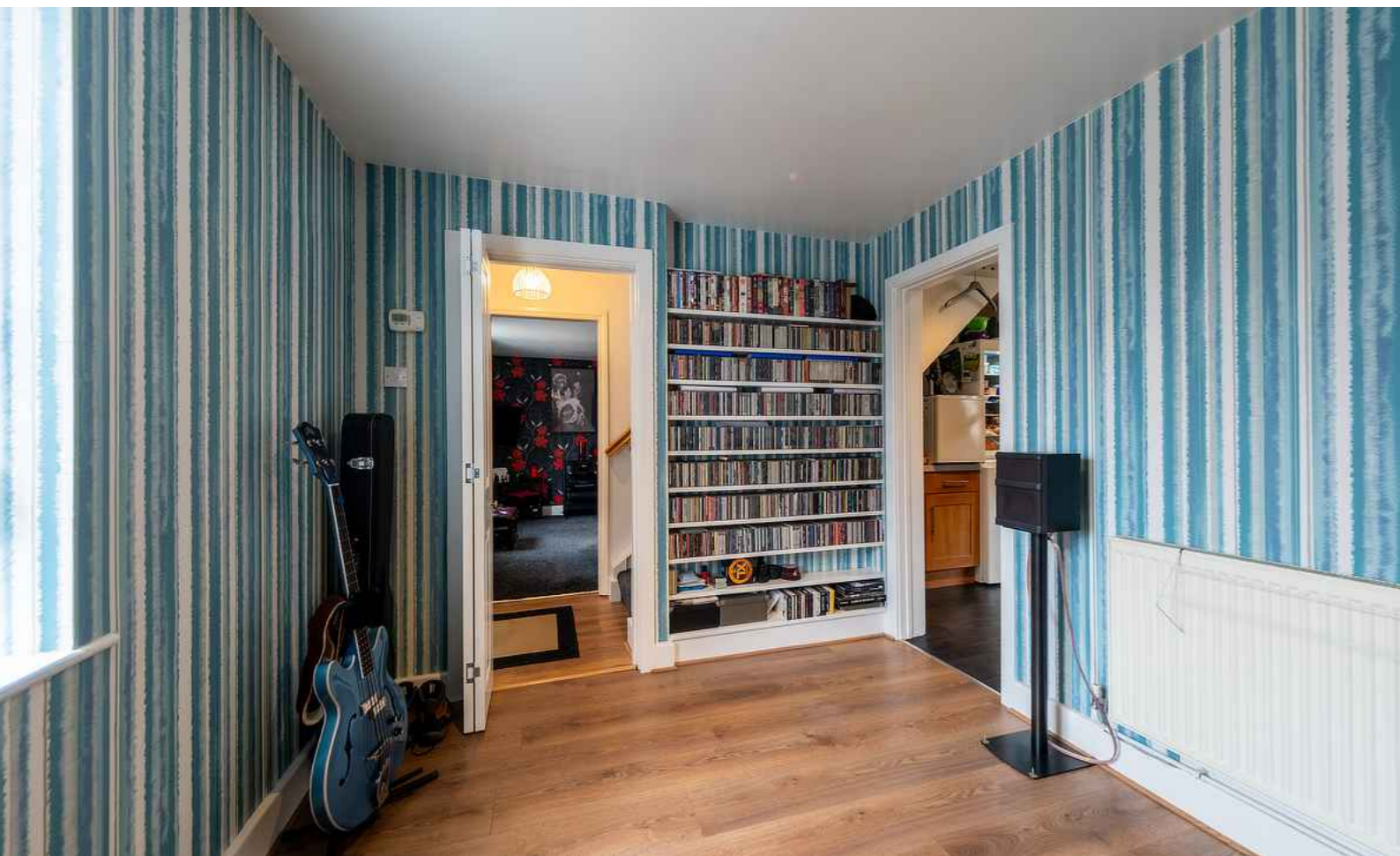
Landing | Bedroom One | Bedroom Two
Bedroom Three | Bathroom

OUTSIDE

Parking | Garage - Workshop | Gardens

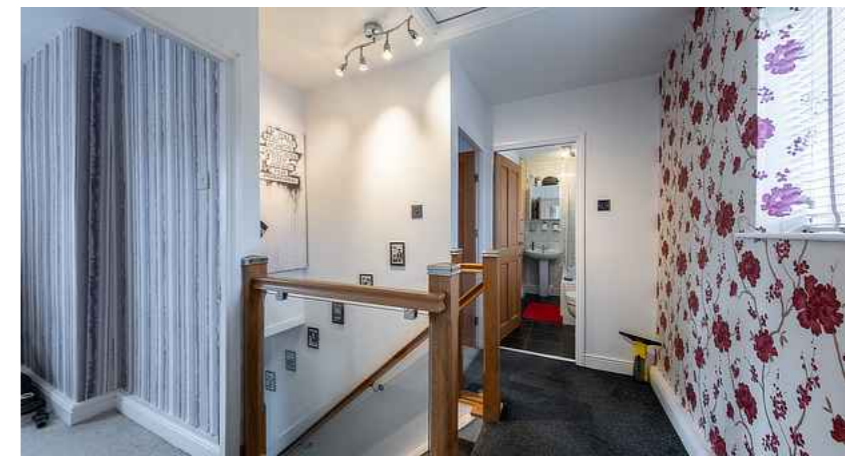




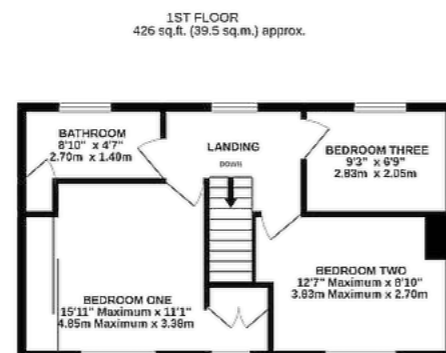
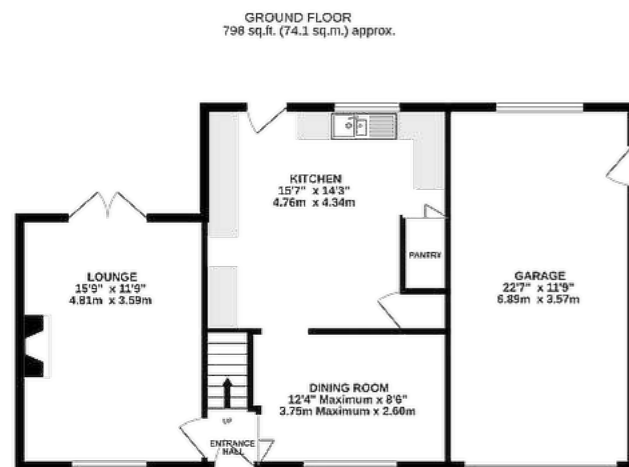




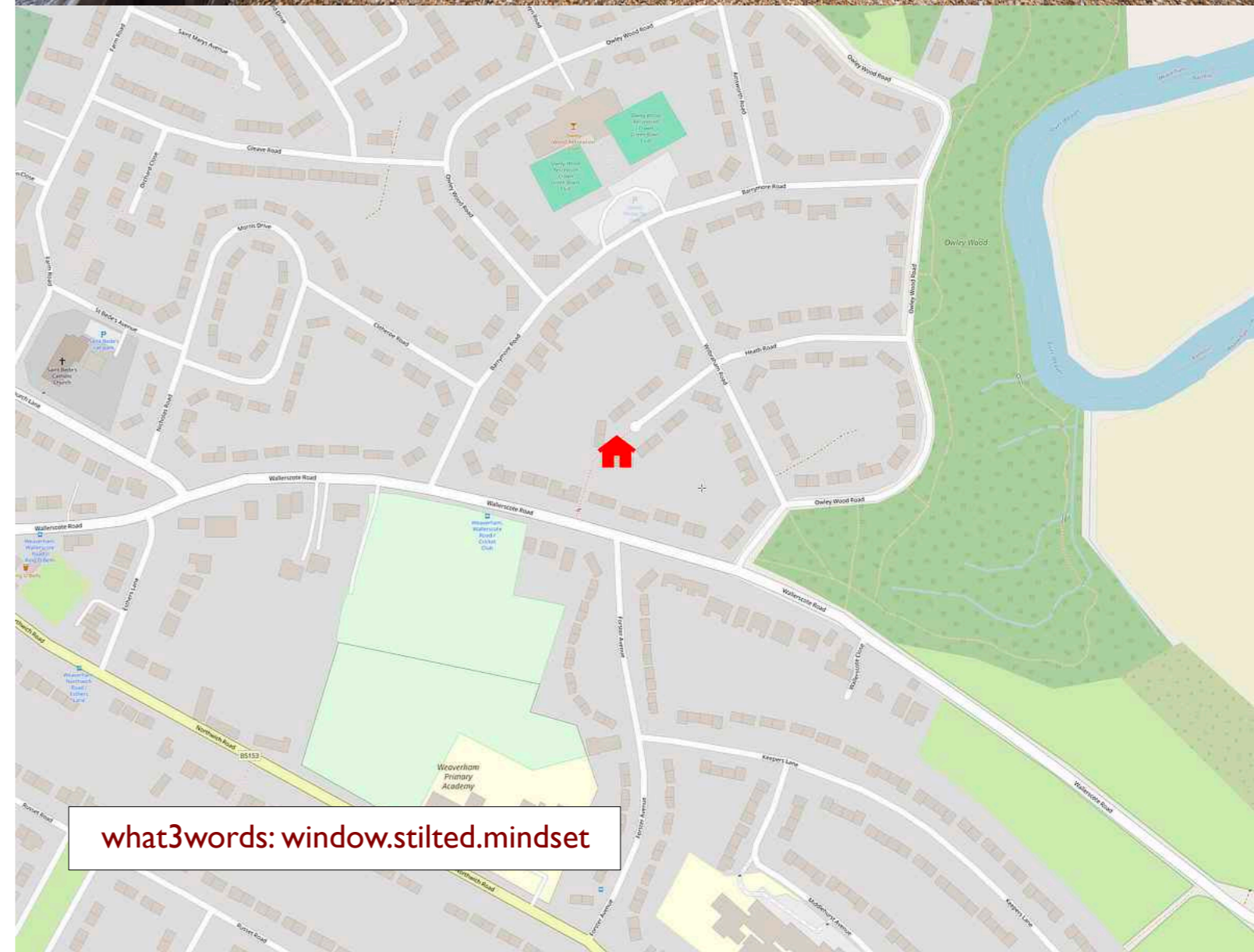








TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.



what3words: window.stilted.mindset

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band B.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, 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;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) 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.



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price achieved

OVER 7,000 OFFERS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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