



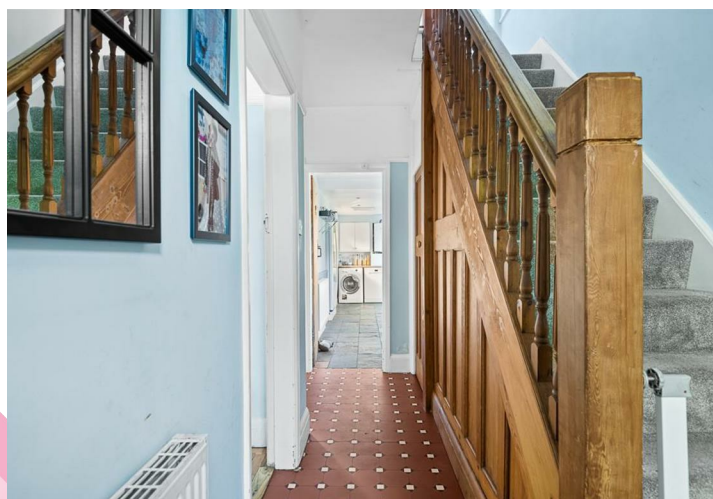
ESTATE AGENTS

www.cwestateagents.co.uk



Manchester Road, Northwich CW9 7LS

Offers over £260,000



01606 514 152 info@cwestateagents.co.uk
[@CWestateAgent](#) [@CWestateAgents](#)

Manchester Road

, Northwich, CW9 7LS

Offers over £260,000



Entrance Port

Entrance Hall

Radiator, tiled flooring stairs leading to 1st floor doors leading onto,

Lounge

13'5" x 13' (4.09m" x 3.96m)

Double glazed bay window to front elevation with stained glass inserts. Log burner tiled hearth picture rail parquet flooring.

Dining Room

11'11" x 11'1" (3.63m" x 3.38m")

Log burner, laminate flooring, radiator opening into conservatory.

Conservatory

16'2" x 10'4" (4.93m" x 3.15m")

Laminate flooring, radiator, double glaze window to side elevation double doors leading onto rear garden.

Cloakroom WC

Fitted with low-level WC and wash hand basin.

Breakfast Kitchen

19'8" x 6'8" (5.99m" x 2.03m")

Fitted with a range of wall and floor units. Contrasting work surface over incorporating the sink and drainer. Double glaze window to side elevation tiled flooring, radiator, integrated oven and hob with extractor hood over space for fridge freezer washing machine and tumble dryer. Wall mounted boiler door leading to rear garden.

Landing

Double glaze window to rear elevation. Double glaze window to side elevation doors leading onto,

Bedroom One

13'5" x 10'8" (4.09m" x 3.25m")

Double glazed bay window to front elevation with stained glass insert picture rail fitted robes in recess decorative fire surround.

Bedroom Two

11'10" x 11'2" (3.61m" x 3.40m")

Double glaze window to rear elevation and radiator.

Bedroom Three

Double glaze window to front elevation, radiator.

Family Bathroom

Fitted with a low-level WC wash hand basin bath with shower over partially tiled walls double glaze window to rear elevation.

Externally

Front

Off-road parking for several vehicles as well as turning space enclosed.

Rear

Mainly laid with lawn enclosed with timber fencing has a seating area as well as access to the side of the property which is also paved.

Tenure;

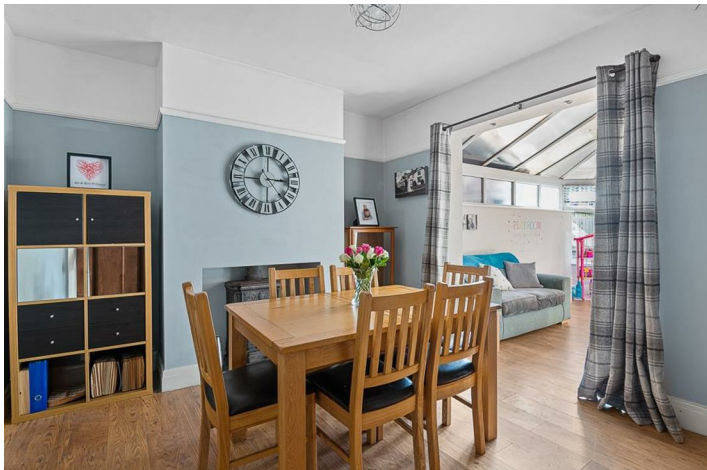
Absolute Freehold

Term : 999 years (less last 10 days) from 25 December 1896

Rent : one peppercorn

Parties : Hewitt Renshaw & Company Limited

Local Authority



Floor Plan

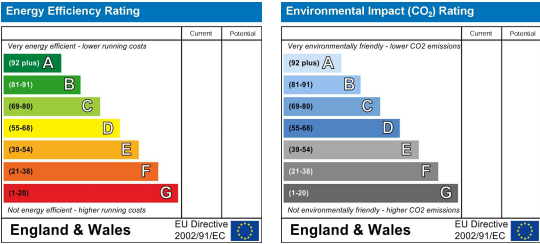


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2022

Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.