



***7 Anderton Grange, Hollands Road, Northwich, Cheshire, CW9 8PY
£110,000***

No Onward Chain... With tenants in situ on a shorthold tenancy agreement this two bedroom ground floor apartment has recently been decorated and is situated within walking distance of Northwich town centre and other amenities close to hand. Warmed by gas central heating which is complemented with uPVC double glazing, the property briefly comprises entrance hall, lounge kitchen diner with fitted appliances, two double bedrooms and a well appointed family bathroom. Externally there is allocated parking and visitors spaces available.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Directions: From Northwich proceed along London Road under the Railway Arches before turning left onto Hollands Road where Anderton Grange can then be identified by a Coulby Conduct for sale board. The property is located in the popular area of Northwich offering a range of shops that provide everyday needs which also provides a comprehensive range of shopping, leisure and recreational amenities, to include Boots, WH Smith and Marks & Spencer. For commuting purposes the A556 is a short distance away which allows access to the M6/M56 motorway networks which in turn allow easy access to Chester, Warrington, Liverpool, Manchester and Manchester International Airport making these

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Accommodation

Ground Floor

Entrance Hall: With laminate wooden flooring, radiator & storage cupboard.

Lounge: 12'06" x 13'09" A wonderful reception room with uPVC double glazed window to the rear elevation, double radiator & large opening into the kitchen.

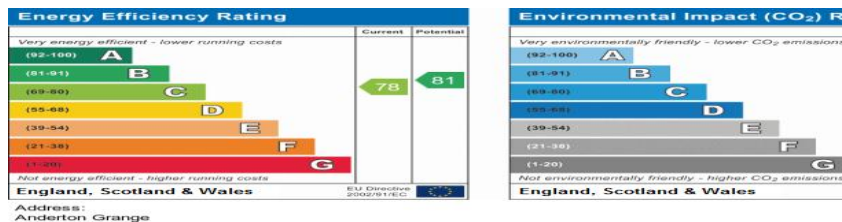
Kitchen/Diner: 8'09" x 13'05" Fitted with a range of wall and base storage units, built in washing machine, one & half stainless steel sink & drainer, four ring built-in gas hob with a extractor fan over. Within the unit is also a built in oven & a boiler. Throughout the room is splash back tiling & laminate flooring. To the front elevations are uPVC double glazed windows.

Bedroom one: 11'00" x 11'07" A double bedroom with uPVC double glazed window to the rear elevation & double radiator.

Bedroom Two: 11'03" x 9'04" A double bedroom with uPVC double glazed window to the rear elevation and double radiator.

Family Bathroom: 6'05" x 6'01" extending to 8'10" A good size family bathroom comprising of a white three piece suite, bath with shower over, W.C, wash hand basin, radiator, laminate flooring, half tiled walls & uPVC double glazed frosted glass window to the front elevation.

Service charge is £86pcm and ground rent is £100.00 per annum, 199 year lease from 2004



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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