

80 Navigation Road, Northwich, Cheshire, CW8 1BE
£145,000

This two bedroom mid terraced property is situated in the heart of Northwich and is set out over three floors which includes a cellar which could be used for a multitude of uses. Within walking distance of the local schools, shops and town centre, the property also allows for walks along the River Weaver. Warmed by gas central heating which is complemented with uPVC double glazing the accommodation briefly comprise lounge, kitchen diner and access stairs to the cellar on the ground floor whilst to the first floor there are two bedrooms and a bathroom. Externally the property has a walled forecourt to the front elevation whilst to the rear is a courtyard with stairs leading to the elevated gardens.

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

Accommodation

Ground Floor

Lounge: 11'11" x 10'1"

Stairs to the first floor accommodation.

Kitchen: 11'11" x 11'4" (overall maximum measurements) *Fitted with a range of modern wall and base units, Belfast sink with tap, space for Range cooker, stairs to the cellar.*

Cellar: 12'2" x 9'9"

First Floor:

Bedroom One: 11'11" x 10'2"

Bedroom Two: 12'1" x 11'0"

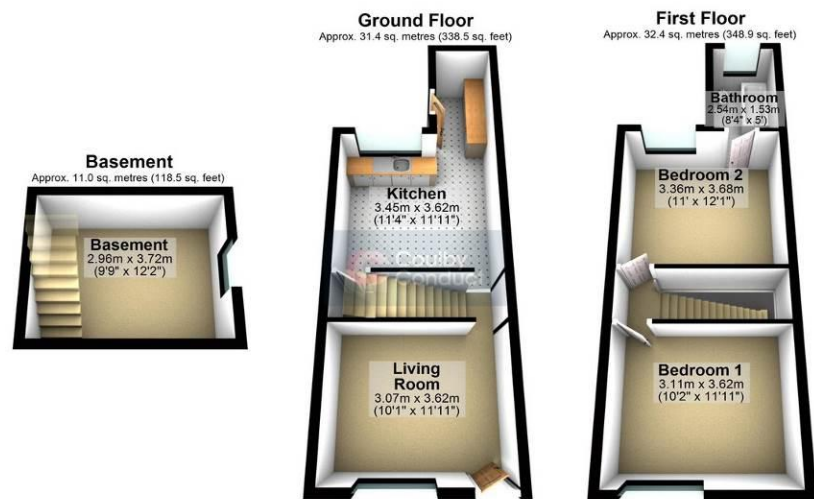
Door to:

Bathroom: 8'4" x 5'0" *Fitted with a modern white suite comprising low level WC, wash hand basin in vanity unit, panelled bath with shower attachment over, chrome heated towel rail.*

Attic Room: *Partly converted and can be used for a home office/workspace subject to the relevant planning permission.*

Outside

Externally the property has a walled forecourt to the front elevation whilst to the rear is a courtyard with stairs leading to the elevated gardens.



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

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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