



***12 Fairfield Road, Northwich, CW9 8BX***  
***Offers over £170,000***

***CALLING ALL FIRST TIME BUYERS!!!***

*This property offers so much potential! The internal layout comprises of an entrance hall, spacious lounge diner with a window over looking the garden, kitchen and rear hall which could be a utility area.*

*Upstairs there are three bedrooms, shower room and WC.*

*Outside to the front and rear are enclosed, mature gardens. The property also has the added benefit of no onward chain, call today to arrange your priority viewing and avoid disappointment.*

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

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, laminate flooring, wall mounted radiator, stairs rise to the first floor and doors lead to the lounge and kitchen.*

### *LOUNGE 21' 04" x 11' 93" (6.5m x 5.72m)*

*With a double glazed window over looking the garden and a door that leads to the rear. Fire place with electric fire and wall mounted radiators.*

### *KITCHEN 11' 78" x 7' 46" (5.33m x 3.3m)*

*With double glazed window to the front elevation. Fitted with a range of base and wall units with a one and a half bowl sink and mixer tap. Space for cooker, space and plumbing for washing machine. A door to the rear hall.*

### *REAR HALL 3' 5" x 16' 9" (1.04m x 5.11m)*

*With doors that lead to the front and rear. Would make an ideal utility area.*

### *LANDING*

*With a double glazed window to the front elevation and wall mounted radiator.*

### *BEDROOM ONE 11' 8" x 12' 1" (3.56m x 3.68m)*

*With a double glazed window to the rear elevation and wall mounted radiator and cupboard providing storage.*

### *BEDROOM TWO 11' 98" x 9' 08" (5.84m x 2.95m)*

*With a double glazed window to the rear elevation and wall mounted radiator and cupboard providing storage and a cupboard housing water tank.*

### *BEDROOM THREE 8' 90" x 9' 11" (4.72m x 3.02m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

### *SHOWER ROOM*

*With a double glazed frosted window to the front elevation, shower cubicle and shower, hand wash basin.*

### *WC*

*Fitted with a low level WC and a double glazed window to the front elevation.*

### *EXTERNALLY*

*To the front of the property is laid to lawn with well established shrubs and plants. To the rear is an enclosed garden which is laid to lawn and storage shed.*



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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