



***17 Belgrave Road, Leftwich, Northwich, Cheshire CW9 8DB
£170,000***

No Onward Chain... This two bedroom end terraced property is situated in the popular area of Leftwich and is an ideal purchase for the first time buyer to put their own mark to and has the added bonus of off road parking.. Within walking distance of the local school, shops and other amenities close to hand the property also provides easy access to excellent commuter routes and is warmed by gas central heating which is complemented with partial uPVC double glazing. In brief the accommodation comprises entrance hall, lounge diner, kitchen utility room and WC on the ground floor whilst to the first floor there are two double bedrooms and a well appointed family bathroom. Externally the property is approached via block brick driveway and has a mature garden to the rear.

Leftwich is a popular residential location on the outskirts of Northwich with local shops and schools. For a larger variety of shopping and recreational amenities, the close by market town of Northwich is a short drive away where a host of high street shops can be found to include Boots, W H Smith and Waitrose. The area is also ideal for the commute being within close proximity to the A556, which in turn links to the major motorway networks of the M6 and the M56 making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible.

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

Accommodation.

Ground Floor

Entrance Hall

Lounge Diner 20'00" x 11'00"

Kitchen 11'05" x 7'07"

Utility Room 5'00" x 6'07"

W.C.

First Floor

Bedroom One 9'00" x 14'09"

Bedroom Two 10'02" 10'00"

Bathroom 6'04" x 7'05"



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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