



***36 Anderton Grange, Hollands Road, Northwich, Cheshire, CW9  
8PY  
Offers over £125,000***

*Situated in a popular location, this attractive top floor apartment offers spacious living accommodation throughout and is the ideal purchase for the first time buyer and investor alike with its rich rental history and benefits from gas fired central heating and PVC double glazing. The main accommodation comprises communal entrance hall, main hall, lounge, kitchen/dining area, two bedrooms with ensuite shower room to the main bedroom and family bathroom. Externally offers allocated parking space. The property is situated close to Northwich town centre and is offered to the market with VACANT POSSESSION.*

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

## **Accommodation**

### **Lounge**

***Kitchen/Diner:*** *Fitted with a range of modern units with hob oven and extractor, plumbing for automatic washing machine, window to side elevation, wall mounted central heating boiler newly fitted.*

### **Bedroom One:**

***En-Suite:*** *Fitted with a low-level WC, wash hand basin, shower unit with tiled walls.*

### **Bedroom Two:**

***Bathroom:*** *Fitted with low level WC, wash hand basin, bath, towel wall radiator.*

***Outside has communal areas with an allocated parking space.***  
*ted with a range of modern units with hob oven and extractor plumbing for automatic washing machine window to side elevation wall mounted central heating boiler newly fitted*

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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