



3 Birkdale Court, Station Road, Northwich, CW9 5RP
Offers over £100,000 – No onward chain

OFFERED FOR SALE WITH NO ONWARD CHAIN!

Discover Exceptional Value with This Charming Two Bedroom Gem! If you're looking for the perfect blend of comfort, affordability, and potential, this fantastic two bedroom ground floor apartment is an absolute must-see! Offering incredible value for money and spacious living accommodation throughout, it's a hidden treasure just waiting for you to make it your own. Whether you're a first-time buyer or an investor seeking a low-maintenance property, this is the ideal choice. The property is located in a fantastic location, close to the railway station AND local amenities.

Call today to arrange your viewing.

Accommodation

COMMUNAL HALLWAY

Accessed via the main door.

HALLWAY

A spacious welcoming hallway, doors lead to all rooms.

LOUNGE/DINER 13' 9" x 13' (4.19m x 3.96m)

With two double glazed windows to the rear elevation which over look the gardens. Wall mounted radiators and a gas fire.

KITCHEN 7' 9" x 7' 9" (2.36m x 2.36m)

With a double glazed window to the front elevation. Fitted with a range of units with roll top worksurface, sink unit and mixer, cooker and space for washing machine, wall mounted boiler.

BEDROOM ONE 11' 8" x 10' 3" (3.56m x 3.12m)

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

BEDROOM TWO 9' 8" x 9' 8" (2.95m x 2.95m)

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

BATHROOM

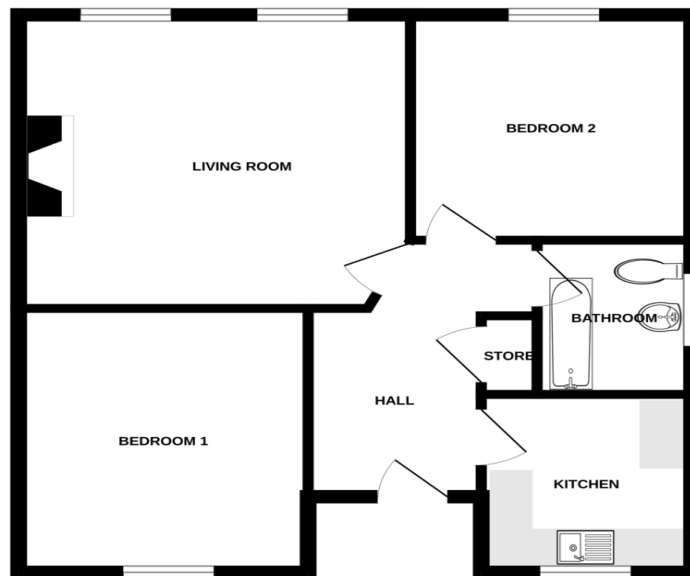
With an opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and paneled bath with shower over, wall mounted radiator.

EXTERNALLY

Lovely communal gardens.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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