



140 Old Hall Road, Leftwich, Northwich, Cheshire, CW9 8DH
£187,500

Situated in a popular location, this two bedroom semi attached family home offers excellent accommodation throughout. The property comprises entrance hall, lounge and kitchen tp the ground floor whilst to the first floor there is two bedrooms and family bathroom. The garage has been converted into a third bedroom/office space with wet room . Externally the property has off-road parking with gardens front and rear.

Accommodation

Ground Floor

Entrance Porch:

uPVC door, glazed windows, uPVC door.

Entrance Hall:

Stairs leading the first floor, radiator.

Lounge: 19'4" x 11'4"

Windows to both front and rear, radiator.

Kitchen: 12 x 8'10"

Fitted with a range of wall and base units with work service above, sink and tap unit, electric oven and grill with extractor hood above, window to rear elevation, access to the rear walkway and garden.

Third Bedroom/Study Area 10' x 9'

Converted garage with uPVC double glazed window to the front elevation, uPVC door, radiator, access to wet room.

Wet Room:

Fitted with a low-level WC, wash hand basin, shower, fully tiled walls and floor.

First Floor

Landing

Bedroom One: 14'10" x 8'10"

uPVC window to the front, radiator.

Bedroom Two 10'2" x 10'

uPVC window to the rear elevation, radiator.

Bathroom:

Fitted with a modern three piece suite comprising low-level WC, pedestal wash hand basin, panel bath with shower unit above, tiled walls.

Outside

Externally the property has a paved driveway, giving easy access to the main accommodation with enclosed front garden whilst to the rear there is a rear garden with patio area.





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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