



***7 Verdin Street, Rudheath, Northwich, Cheshire, CW9 7BX***  
***£100,000 – No onward chain***

*Attention all first-time buyers and investors! This two bedroom mid terrace could be just what you're searching for. Having recently had uPVC double glazing, the property comprises lounge, a separate dining room and kitchen to the ground floor whilst upstairs you'll find two double bedrooms and a good sized bathroom. Externally, the property benefits from an enclosed rear garden.*

## **Accommodation**

*LOUNGE 12' 62" x 10' 31" (5.23m x 3.84m)*

*With a double glazed window to the front elevation and wall mounted radiator, gas fire, understairs area and a door to the dining room.*

*DINING ROOM 11' 14" x 12' 58" (3.71m x 5.13m)*

*With a double glazed window to the rear elevation, wall mounted radiator, stairs leading to the first floor and a door to the lounge.*

*KITCHEN 11' 75" x 6' 05" (5.26m x 1.96m)*

*With a double glazed window to the side elevation and a door leading to the rear garden. Fitted with a range of base and wall units with work surface over incorporating a sink unit. Integrated oven and hob with extraction over, space and plumbing for washing machine. Wall mounted boiler.*

*LANDING*

*Doors to all rooms.*

*BEDROOM ONE 12' 57" x 10' 42" (5.11m x 4.11m)*

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

*BEDROOM TWO 11' 25" x 9' 01" (3.99m x 2.77m)*

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

*BATHROOM*

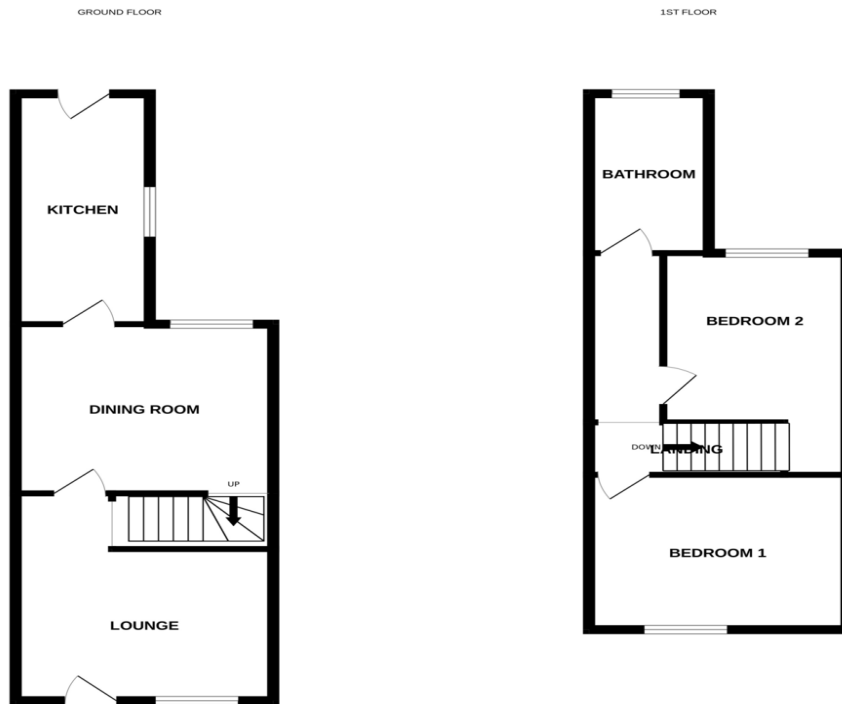
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and paneled bath with electric shower over. Cupboard housing water tank.*

*EXTERNALLY*

*An enclosed rear yard.*







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 mis-statement. 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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