



***11 Crowmere Close, Cuddington, Northwich, Cheshire, CW8 2ZF***  
***£250,000 – No onward chain***

*In the market for a modern home then look no further than this two-bedroom mid mews property on Crowmere Close. The home offers great accommodation which comprises an entrance vestibule, lounge through diner and kitchen to the ground floor. Upstairs there are two double bedrooms and a modern bathroom. Outside, there is a tarmac driveway providing off-street parking and a superb sized rear garden. The property represents the perfect first or second time buy and has the added benefit of no onward chain. Properties like this in Cuddington are selling fast.... So, to avoid missing out contact us today to arrange a viewing!*

## **Accommodation**

### **ENTRANCE VESTIBULE**

*Accessed via the entrance door, laminate flooring, a door leads to the lounge.*

### **LOUNGE THROUGH DINER 25' 0" x 13' 5" (7.64m x 4.09m)**

*With a double glazed window to the front elevation and double glazed French doors that lead to the garden. Laminate flooring, wall mounted radiator, useful understairs storage, living flame gas fire and surround. A door leads to the kitchen and stairs rise to the first floor.*

### **KITCHEN 6' 9" x 7' 3" (2.07m x 2.22m)**

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with roll top work surface over incorporating a sink unit and mixer tap. Integrated NEFF oven and grill, with hob and extraction over, space and plumbing for washing machine, space for fridge, wall mounted combi boiler.*

### **LANDING**

*Doors to all rooms.*

### **BEDROOM ONE 11' 6" x 11' 6" (3.52m x 3.52m)**

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

### **BEDROOM TWO 9' 5" x 13' 6" (2.89m x 4.14m)**

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

### **BATHROOM**

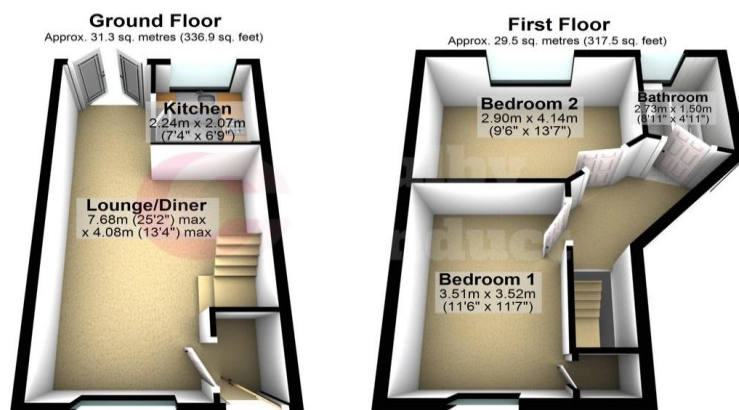
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and paneled bath with shower over, tiled walls. Inset spot lighting and towel rail.*

### **EXTERNALLY**

*With a driveway providing off road parking to the front and an enclosed garden to the rear, mainly laid to lawn.*







Total area: approx. 60.8 sq. metres (654.4 sq. feet)

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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