



60 Townshend Road, Lostock Gralam, Northwich, CW9 7QW
£150,000 – No Onward Chain

Are you looking for a property to put your own stamp? If so then look no further! Offered for sale with no onward chain is this semi detached home, requiring modernisation and is situated in a desirable location. The accommodation has an entrance porch, hall, lounge, dining room, kitchen and utility area to the ground floor, whilst upstairs are two bedrooms and a shower room. Externally there is of road parking to the front and to the rear an enclosed garden with brick built storage sheds.

Accommodation

ENTRANCE PORCH

Accessed via the entrance door, a door leads to the hall.

HALL

A door leads to the lounge and stairs rise to the first floor.

LOUNGE 11' 0" x 17' 11" (3.35m x 5.46m)

With a double glazed bay window to the front elevation, wall mounted radiator, double doors to the dining room and a door leads to the kitchen.

DINING ROOM 7' 9" x 6' 9" (2.36m x 2.06m)

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

KITCHEN 10' 8" x 8' 3" (3.25m x 2.51m)

With double glazed windows to the side and rear elevations. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated double oven and hob, part tiled walls and tiled flooring, wall mounted boiler, space and plumbing for washing machine.

UTILITY AREA 3' 8" x 5' 7" (1.12m x 1.7m)

With a double glazed window to the rear and a door that leads to the garden, tiled walls and tiled flooring.

LANDING

Loft access and doors lead to all rooms.

BEDROOM ONE 15' 4" x 9' 8 max" (4.67m x 2.95m)

With double glazed windows to the front and rear elevations and a wall mounted radiator.

BEDROOM TWO 11' 0" x 9' 5" (3.35m x 2.87m)

With a double glazed window to the front elevation, wall mounted radiator and a cupboard housing the water tank.

SHOWER ROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls.

EXTERNALLY

To the front is a driveway and artificial grassed area. To the rear are brick storage sheds, paved area and grassed 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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