



86 Danefield Road, Northwich, Cheshire, CW9 5PX
£242,500

Situated in a popular residential neighbourhood, this well-presented semi-detached home offers spacious and versatile accommodation throughout. The ground floor comprises an inviting entrance hall, a bright lounge diner, a modern breakfast kitchen, and a conservatory overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a driveway providing off-road parking to the front and a low-maintenance patio garden to the rear, ideal for relaxing or entertaining. Viewing is highly recommended to fully appreciate this lovely home.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, tiled flooring, doors to the lounge and kitchen and stairs rise to the first floor.

LOUNGE/DINER 19' 1" x 13' 6" (5.84m x 4.12m)

With a double glazed window to the front elevation and double glazed patio doors which lead to the Conservatory, wall mounted radiator and living flame gas fire and surround.

BREAKFAST KITCHEN 13' 7" x 12' 7" (4.16m x 3.84m)

With a double glazed window to the rear elevation and a door which leads to the Conservatory. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated double oven and hob with extraction over. Space and plumbing for washing machine.

CONSERVATORY 12' 5" x 11' 4" (3.79m x 3.46m)

Built on a dwarf wall with double glazed French doors which lead to the garden.

LANDING

With a double glazed window to the side elevation, loft access, doors to all rooms.

BEDROOM ONE 9' 10" x 11' 0" (3.01m x 3.37m)

With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing storage.

BEDROOM TWO 13' 5" x 8' 11" (4.10m x 2.72m)

With a double glazed window to the rear elevation, wall mounted radiator and cupboard providing storage

BEDROOM THREE 6' 1" x 9' 10" (1.86m x 3.0m)

With a double glazed window to the front elevation, wall mounted radiator and cupboard providing storage and housing the boiler.

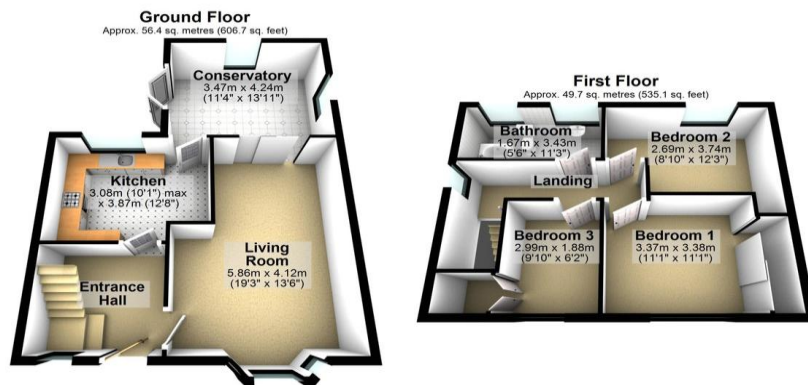
FAMILY BATHROOM

With two double glazed opaque windows to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and corner bath with shower over, tiled flooring, towel rail.

EXTERNALLY

To the front is a driveway providing off road parking and to the rear a low maintenance patio garden.





Total area: approx. 106.1 sq. metres (1141.8 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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