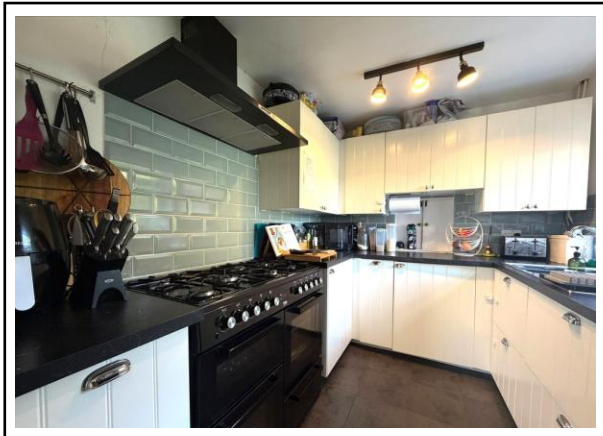




138 Old Hall Road, Leftwich, Northwich, Cheshire, CW9 8DH

£195,000

Located in a sought after area and set on a generous corner plot, this extended semi-detached home offers plenty of space and potential. The property has previously had planning permission granted for further development, making it a great opportunity for buyers looking to add their own touch. The accommodation is accessed via an entrance porch leading into a welcoming hallway. On the ground floor, there is a bright lounge/diner with dual-aspect windows, a separate dining room, a fitted kitchen, a useful utility area, and a ground floor WC. Upstairs, there are two double bedrooms and a family bathroom. Outside, the property enjoys gardens to the front, side, and rear, along with a garage and ample off-road parking. This well-presented home offers versatile living space in a popular location — ideal for couples, families, or anyone looking for a property with further potential.

Accommodation

ENTRANCE PORCH

Accessed via a door to the side and a door leads to the entrance hall.

ENTRANCE HALL

With a useful understairs storage cupboard, doors to the lounge and dining room and stairs rise to the first floor.

LOUNGE 19' 4" x 11' 4" (5.89m x 3.45m)

With a double glazed window to the front elevation and a double glazed patio door that leads to the garden. Laminate flooring, feature fire place and surround, wall mounted radiators.

KITCHEN 14' 02" x 7' 71" (4.32m x 3.94m)

With a double glazed window to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a one and a half sink unit and mixer tap. Space for cooker, space and plumbing for fridge freezer, space for dishwasher, part tiled walls and tiled flooring. A door leads to the utility area which houses the washing machine and dryer, doors lead to the garden.

DINING ROOM 8' 68" x 11' 58" (4.17m x 4.83m)

With a double glazed window to the front elevation, wall mounted radiator and, laminate flooring, a door leads to the boiler room and WC.

WC

Fitted with a low level WC and a double glazed opaque window to the rear.

LANDING

Loft access and a double glazed window to the side elevation.

BEDROOM ONE 13' 5" x 9' 0" (4.09m x 2.74m)

With double glazed windows to the front elevation and wall mounted radiator, cupboard providing storage.

BEDROOM TWO 10' 12" x 10' 25" (3.35m x 3.68m)

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

BATHROOM

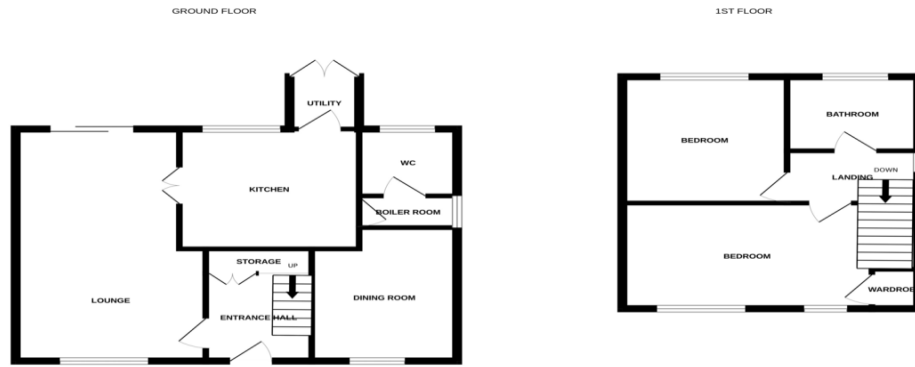
With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, tiled walls and tiled flooring and radiator.

EXTERNALLY There are gardens to the front and rear and a driveway provides off road parking.

GARAGE 8' 79" x 20' 24" (4.44m x 6.71m)

With an up and over door, power and lighting.





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 operation or efficiency can be given.
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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.

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