



45 Romanes Street, Northwich, Cheshire, CW8 1DE
£175,000 – No onward chain

Offered for sale with no onward chain, this attractive end-terraced home is located in a popular area of Castle, close to a range of local amenities. The ground floor features an inviting entrance hall, two spacious reception rooms, and a well-appointed breakfast kitchen. To the first floor, there are two bedrooms and a bathroom fitted with a four-piece suite. Outside, the property boasts an enclosed rear garden, ideal for relaxing or entertaining. Viewing is essential to fully appreciate all that this home has to offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, tiled flooring, doors lead to the lounge and dining room and stairs to the first floor. Feature panelling.

LOUNGE 10' 8" x 11' 6" (3.25m x 3.51m)

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

DINING ROOM 10' 9" x 13' 1" (3.28m x 3.99m)

With a double glazed window to the rear elevation, wall mounted radiator and feature fire place, a door leads to the kitchen.

KITCHEN/BREAKFAST ROOM 13' 7" x 13' 1" (4.14m x 3.99m)

With double glazed windows to the side and rear elevations and a door that leads to the rear yard. Fitted with a range of base and wall units with roll top worksurface over incorporating a one and a half bowl sink unit and mixer tap. Space for cooker, space and plumbing for washing machine, understairs storage cupboard.

LANDING

With doors leading to all rooms, loft access.

BEDROOM ONE 14' 3" x 10' 5" (4.34m x 3.18m)

With a double glazed window to the front elevation, wall mounted radiator and a range of units providing hanging and storage space.

BEDROOM TWO 12' 8" x 8' 7" (3.86m x 2.62m)

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

FAMILY BATHROOM

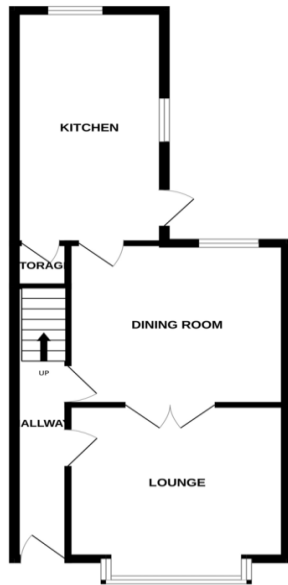
With a double glazed opaque window to the rear elevation. Fitted with a four piece suite comprising low level WC, hand wash basin, shower cubicle and shower and corner bath, cupboard housing the combi boiler and chrome towel rail.

EXTERNALLY

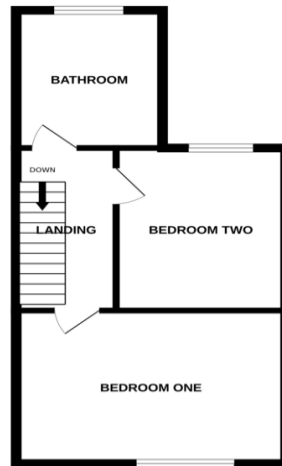
A low maintenance paved rear yard, ideal for al-fresco dining.



GROUND FLOOR



1ST FLOOR



While 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 not 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.

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