

***47a Park Street, Northwich, CW8 1HQ***  
***£345,000 – No onward chain***

*This stunning, chain-free new build home is ideally situated in a popular and convenient location and must be viewed to be fully appreciated. The property welcomes you with an inviting entrance hall and guest WC, leading to a cosy lounge, a modern kitchen/diner, perfect for family living and entertaining with French doors that lead to the rear garden. To the first floor are three well-proportioned double bedrooms, including a main bedroom with en-suite, along with a contemporary family bathroom. Externally, the property offers off-road parking to the front with EV charging point and a private, enclosed rear garden, ideal for outdoor relaxation. This is a fantastic opportunity to own a beautiful, move-in-ready home—early viewing is highly recommended.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted radiator, useful storage cupboard, doors to guest WC, lounge and kitchen diner, stairs rise to the first floor.*

### *LOUNGE 10' 4" x 14' 2" (3.15m x 4.32m)*

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

### *KITCHEN/DINER 12' 11" x 17' 7" (3.94m x 5.36m)*

*With double glazed French doors that lead to the enclosed rear garden. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob, dishwasher and fridge freezer. Inset spot lighting, wall mounted boiler.*

### *DINER 8' 6" x 7' 3" (2.59m x 2.21m)*

*With double glazed French doors that lead to the garden. Wall mounted radiator and space for table and chairs.*

### *GUEST WC*

*With a double glazed window to the front elevation. Fitted with a low level WC and hand wash basin, wall mounted radiator.*

### *LANDING*

*Doors leading to all rooms.*

### *BEDROOM ONE 13' 4" x 10' 7" (4.06m x 3.23m)*

*With a double glazed window to the front elevation, wall mounted radiator and a door leads to the en-suite.*

### *EN-SUITE*

*Fitted with a suite comprising low level WC, hand wash basin and shower cubicle with shower, wall mounted radiator and part tiled walls.*

### *BEDROOM TWO 8' 6" x 13' 5" (2.59m x 4.09m)*

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

### *BEDROOM THREE 10' 0" x 10' 1" (3.05m x 3.07m)*

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

### *FAMILY BATHROOM*

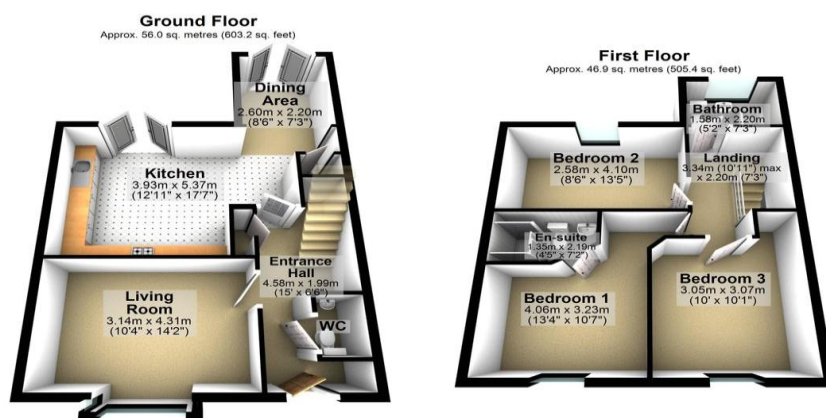
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, part tiled walls and wall mounted radiator.*

### *EXTERNALLY*

*To the front is a driveway providing off road parking, charging point and access to the rear garden. The rear garden is mainly laid lawn with feature patio area which is ideal for al fresco dining.*







Total area: approx. 103.0 sq. metres (1108.6 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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