



**60 Romanes Street, Castle, Northwich, Cheshire, CW8 1DF**

**£170,000 – No onward chain**

*Offered for sale with no onward chain, this deceptively spacious semi-detached home is ideally situated in the popular Castle area, close to local amenities and picturesque river walks. The well-presented accommodation comprises an entrance hall, a cosy lounge and a kitchen/diner to the ground floor. Upstairs, there are two generously sized bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance patio garden, perfect for easy outdoor living. Early viewing is highly recommended. To arrange your priority viewing and avoid disappointment, contact us today.*

## Accommodation

### **ENTRANCE HALL**

*Accessed via the entrance door, laminate flooring, wall mounted radiator, stairs rise to the first floor and a door leads to the lounge.*

### **LOUNGE 11' 9" x 15' 9" (3.58m x 4.8m)**

*With double glazed windows to the front elevation, wall mounted radiator, laminate flooring and a door leads to the kitchen diner.*

### **KITCHEN DINER 8' 6" x 15' 9" (2.59m x 4.8m)**

*With a double glazed window to the rear elevation and a door which leads to the garden. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Space for cooker, space and plumbing for washing machine, tiled floor. Space for table and chairs, access through to the storage area which houses the combi boiler.*

### **LANDING**

*With a double glazed window to the rear elevation, loft access and doors lead to all rooms.*

### **BEDROOM ONE 10' 2" x 12' 0" (3.1m x 3.66m)**

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

### **BEDROOM TWO 8' 7" x 12' 9" (2.62m x 3.89m)**

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

### **FAMILY BATHROOM**

*With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and 'P' shaped bath with shower over. Part tiled walls and a wall mounted radiator.*

### **EXTERNALLY**

*An enclosed patio garden, ideal for alfresco dining.*





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. The floorplan is for general guidance only and should not be relied upon as being accurate. It is not intended for planning purposes. The services, systems and appliances shown have not been tested and no guarantee is given for their condition. Measurements are approximate. ©2020 Made with Measured.com

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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