

11 Alfred Street, Northwich, CW8 1DQ
£215,000

Situated on a corner plot in a sought-after residential area, this beautifully presented semi-detached home has been well cared for by its current owners and is ideal for growing families. The ground floor offers a welcoming lounge, bright sunroom, kitchen, utility room and bathroom, while upstairs there are three well-proportioned bedrooms. Outside, the property benefits from a spacious driveway providing ample off-road parking. The rear garden is designed for easy maintenance, featuring astro turf, an Indian stone patio, shed and greenhouse — perfect for both relaxation and entertaining. Viewing is essential to fully appreciate the space and location this lovely home has to offer.

Accommodation

ENTRANCE HALL

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

LOUNGE 16' 5" x 12' 11" (5.01m x 3.95m)

A lovely cosy lounge with a double glazed window to the front elevation and double glazed French doors which lead to the sun room. Feature fire place with gas fire and surround, wall mounted radiators.

KITCHEN 9' 2" x 10' 10" (2.81m x 3.31m)

With a double glazed window to the side elevation and a door leads to the utility room. Fitted with a range of base and wall units with worksurface over with incorporating a sink unit and mixer tap. Wall mounted boiler, space for cooker, space and plumbing for washing machine. Useful understairs storage cupboard. Wall mounted radiator.

SUN ROOM 13' 1" x 8' 0" (3.99m x 2.45m)

A stunning garden room with double glazed French doors that lead to the garden and double glazed windows to the side. Can be used as a family room, dining room or somewhere to just sit and admire the garden. Laminate flooring, wall mounted radiator, two roof windows.

UTILITY AREA

Tiled flooring, a door leads to the garden, double glazed window to the side elevation, fitted with a range of base units with worksurface over, space for dryer.

BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC and hand wash basin encased in a vanity unit, panelled bath with shower over, chrome towel rail, tiled walls and floor.

LANDING

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

BEDROOM ONE 16' 4" x 9' 2" (5.m x 2.8m)

With double glazed windows to the front and rear elevations, wall mounted radiator, built in wardrobes providing hanging and storage space.

BEDROOM TWO 6' 11" x 14' 11" (2.12m x 4.57m)

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

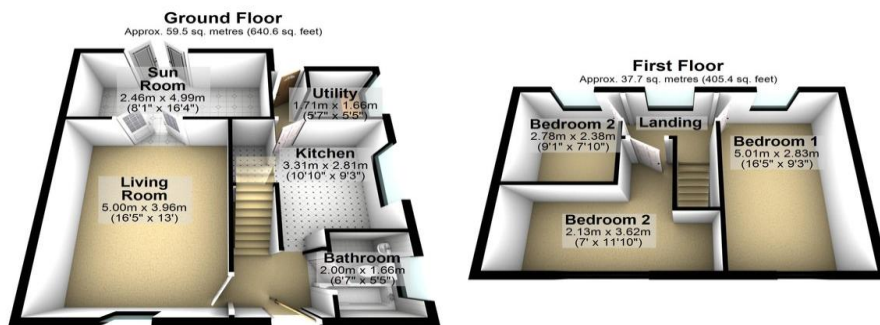
BEDROOM THREE 12' 4" x 9' 8" (3.78m x 2.96m)

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

EXTERNALLY

The property occupies a generous corner plot. With astro turf gardens to the front and rear, ample off road parking, useful garden shed and greenhouse. Indian stone patio ideal for alfresco dining and entertaining.





Total area: approx. 97.2 sq. metres (1046.0 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.

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