



18 Alvingham Close, Northwich, Cheshire , CW9 5QP
£235,000

Attention all first time buyers and downsizers! – we've found the property for you! This three-bedroom semi detached house is located a short distance away from Northwich town centre, Witton Park and the train station. The property is a well-designed and ideal for modern living. Upon entering, you are greeted by an entrance vestibule that provides access to the lounge, leading to the kitchen diner and conservatory, a practical addition for visitors and busy households alike. Upstairs, the property boasts three bedrooms and a family bathroom. Externally is a driveway providing ample off road parking and to the rear an enclosed garden which is mainly laid to lawn.

Accommodation

ENTRANCE VESTIBULE

Accessed via the entrance doors, stairs rise to the first floor and a door leads to the lounge.

LOUNGE 12'10" x 11'2" (maximum measurements)

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

KITCHEN DINER 14'9" x 10'8"

With a double glazed window to the rear elevation and double glazed French doors lead to the Conservatory. Fitted with a range of base and wall units with roll top work surface over incorporating a sink unit and mixer tap. Integrated oven and hob with extraction over, space and plumbing for washing machine and dryer. Space for table and chairs and wall mounted radiator, useful under stairs storage.

CONSERVATORY 11'6" x 9'3"

Built on a dwarf wall, tiled flooring and doors lead to the garden.

LANDING

With a double glazed window to the side elevation and loft access, doors lead to all rooms. Cupboard housing combi boiler.

BEDROOM ONE 11'8" x 8'0"

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

BEDROOM TWO 10'2" x 7'10"

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

BEDROOM THREE 6'9" x 6'2"

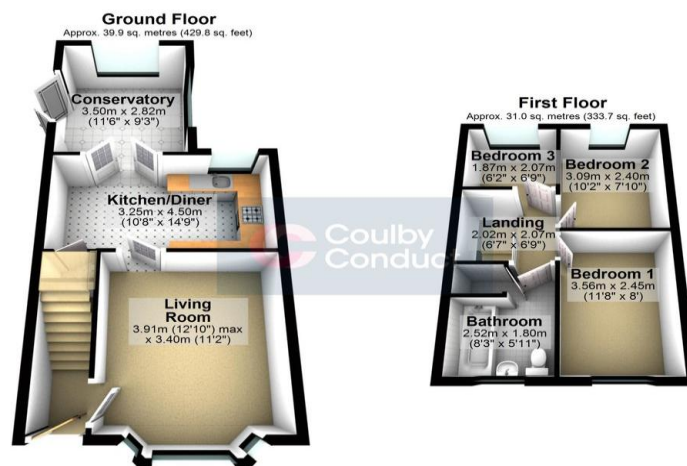
With a double glazed window to the rear elevation and wall mounted radiator.

BATHROOM 8'3" x 5'11"

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

EXTERNALLY

To the front is laid to lawn with a driveway providing off road parking and access to the rear. The rear enclosed garden is mainly laid to lawn.



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.
Total area: approx. 70.9 sq. metres (763.5 sq. feet)

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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