



**Agecroft Road,
Northwich CW9 7HP**



£170,000

There's no need to butter you up to view this property as this lovely semi detached home is located in a popular residential area and is presented to a spectacular standard throughout. It ticks every box, with a beautiful finish, spacious room proportions and sits on a corner plot with ample off road parking. This really does deserve an internal inspection so book in today and prepare to have your breath taken away.

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A photograph of a bright, cozy living room. The room features light-colored walls, a large window with orange curtains, and a wooden fireplace mantel. A large, patterned rug covers the floor. A white armchair is visible on the left, and a wooden sideboard holds various decorative items. A large mirror is mounted above the fireplace.

Accessed via the double glazed entrance door, stairs leading to the first floor, cupboard providing storage, wall mounted radiator, double glazed window to the front elevation, doors leading to the kitchen and lounge.

Lounge through dining room: 18'6" x 13'5" (5.65m x 4.10m)

With a double glazed bow window to the front elevation, wall mounted radiators, feature living flame gas fire and surround, double glazed French doors leading to the conservatory.

Kitchen: 12'7" x 13'7" (3.83m x 4.14:)

With a double glazed window to the side elevation and a double glazed door leading to the rear garden. Fitted with a range of high gloss base and wall units with roll top worksurface over incorporating a one and a half bowl stainless steel sink unit and mixer tap. Integrated oven and hob with extraction over, space and plumbing for washing machine and space for dryer, space for fridge freezer, wall mounted boiler, part tiled walls and tiled flooring.

Conservatory: 10'8" x 13'2" (3.24m x 4.02m)

Glazed units on a dwarf wall, double glazed French doors leading to the garden, wall mounted feature fire and tiled flooring.

Landing:

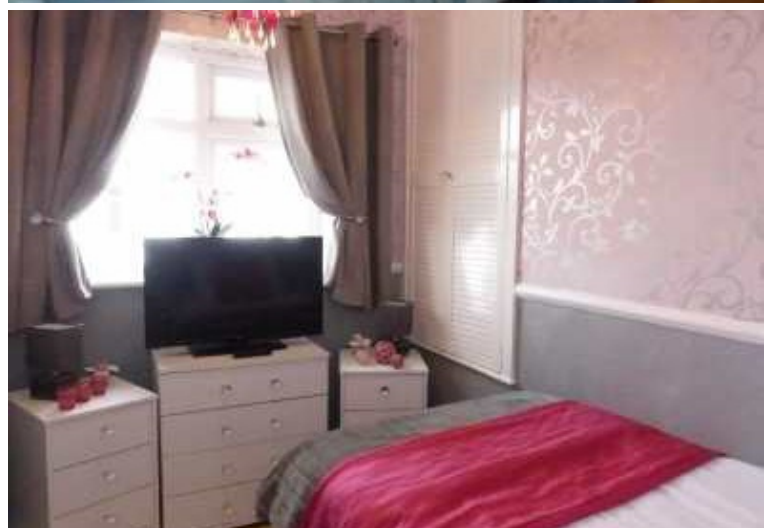
With a double glazed window to the side elevation, wall mounted radiator, loft access and doors leading to all rooms.

Bedroom one: 8'10" x 10'0" (2.68m x 3.05m)

With a double glazed window to the front elevation, wall mounted radiator and built in wardrobes providing hanging and storage space.

Bedroom two: 9'8" x 8'10" (2.95m x 2.68m)

With a double glazed window to the rear elevation, laminate flooring, wall mounted radiator and cupboard housing water tank and providing storage.



Bedroom three: 10'0" x 6'0" (3.06m x 1.84m)

With a double glazed window to the front elevation, wall mounted radiator and cupboard providing storage.

Shower room:

With double glazed frosted window to the rear elevation, fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, tiled flooring and part tiled walls, extraction, chrome towel rail.

Externally:

To the front side and rear are feature gardens and seating areas. To the front is feature slate and decked area, to the side is imprint concrete driveway providing off road parking, laid to lawn and further feature seating area. To the rear is an enclosed decked area and out door heater. Detached garage with up and over door.



IMPORTANT NOTICE

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