



ESTATE AGENTS

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**Clitheroe Road, Weaverham, Northwich CW8 3LW**

Offers in excess of £270,000



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# Clitheroe Road

Weaverham, Northwich, CW8 3LW

Offers in excess of £270,000



## Hallway

## Lounge

15'10" x 12'0" (4.836m x 3.660m)

## Dining Room

12'5" x 9'3" (3.787m x 2.832m)

## Kitchen

13'2" x 7'1" (4.014m x 2.184m)

## Conservatory

14'2" x 9'0" (4.335m x 2.752m)

## Utility Room

11'10" x 9'4" (3.629m x 2.865m)

## Downstairs Cloaks

## Landing

9'11" x 8'11" (3.032m x 2.721m)

## Bedroom One

13'8" x 11'1" (4.187m x 3.393m)

## Bedroom Two

12'4" x 9'6" (3.775m x 2.906m)

## Bedroom Three

9'1" x 7'4" (2.787m x 2.247m)

## Family Bathroom

8'10" x 5'3" (2.698m x 1.603m)

## Externally

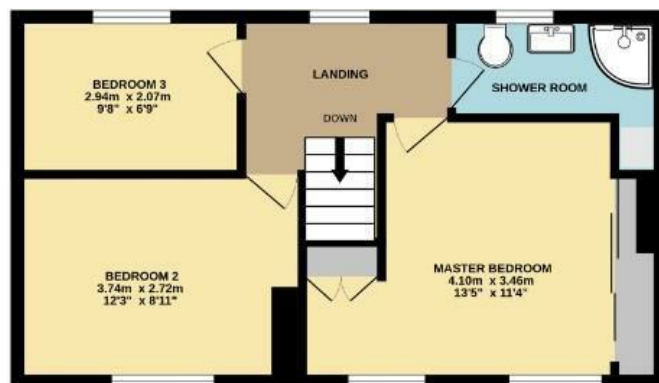


## Floor Plan

Ground Floor  
62.5 sq.m. (672 sq.ft.) approx.



1st Floor  
39.8 sq.m. (428 sq.ft.) approx.



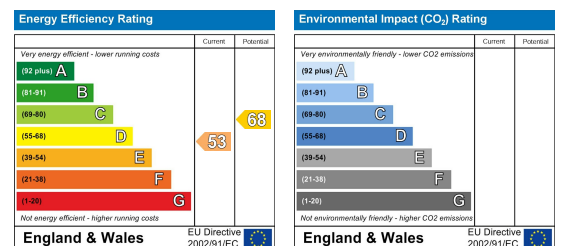
TOTAL FLOOR AREA: 102.2 sq.m. (1100 sq.ft.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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