

36 SOLVAY ROAD, NORTHWICH, CW8 4DR £120,000









VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented MID TERRACED property located in Winnington. The accommodation includes: Lounge, Dining Room, Kitchen, Utility Room & Bathroom to the ground floor. Externally there is an ENCLOSED REAR YARD. ***NO CHAIN***

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Lounge



Accessed via front entrance door. Fireplace. Double glazed window to the front elevation. Radiator. Access through to the staircase and dining room.

Dining Room 10'1 x 9'7





Double glazed window to the rear aspect of the home. Radiator. Storage cupboard. Access to the Kitchen.

Kitchen 7'9 x 5'9



Fitted with a range of wall, drawer and base units. Inset oven with four ring gas hob and extractor above. Inset sink with mixer tap and drainer. Part tiled walls. Access to Utility Room and Bathroom.

Bathroom



Panelled bathtub with overhead shower attachment. Low level WC. Hand Wash Basin. Fully tiled walls. Two double glazed frosted windows to the side elevation. Loft access.

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Utility Room



Double glazed window to the rear and further glazing to the side aspect of the room. Worksurface with space underneath for various appliances. Door to rear yard.

Landing

Providing access to both bedrooms.

Master Bedroom

12 x 12





Double glazed window to the front elevation. Storage cupboard. Radiator. Loft access.

Bedroom Two

10 x 9'7





Double glazed window to the rear elevation. Radiator. Storage cupboard.

Externally - Front



Paved area. Stoned yard with foliage surrounding.

Externally - Rear

Paved rear yard with access gate.

Extra Information

Tenure: Freehold Length of lease: N/A Annual Ground Rent: N/A Service Charge: N/A

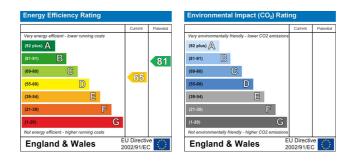
Service Charge Review Period: N/A

Council Tax Band: A

Ground Floor Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 66.1 sq. metres (711.3 sq. feet)



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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