



**Church Street, Weaverham Northwich CW8 3NJ**



**welcome to**

**Church Street, Weaverham Northwich**

\*\*\*CASH INVESTORS ONLY\*\*\* A RARE OPPORTUNITY TO PURCHASE A CHARACTER PROPERTY IN THE HEART OF WEAVERHAM VILLAGE IN NEED OF FULL RENOVATION AND BUILDING WORK, PERFECT INVESTMENT BUYERS.



## Living Room

13' Maximum into alcove x 9' 2" ( 3.96m Maximum into alcove x 2.79m )

Front and side aspect windows, power points and meters (NO FLOORING).

## Dining Room

13' Maximum into alcove x 12' 6" ( 3.96m Maximum into alcove x 3.81m )

Wooden door to the side giving access. Stairway to the first floor, a side aspect window, fireplace, open to the kitchen. Hatch and steps leading down to the cellar.

## Kitchen

9' 10" x 5' 8" narrowing to 6' ( 3.00m x 1.73m narrowing to 1.83m )

Door giving access to the rear yard, rear aspect window, tiled flooring.

## First Floor Landing

Having a loft access, a side aspect window, doorways through to the bedrooms and bathroom.

## Bedroom One

13' Maximum into alcove x 9' 3" ( 3.96m Maximum into alcove x 2.82m )

Having a front aspect window, boarded flooring.

## Bedroom Two

12' 7" Maximum x 9' 10" ( 3.84m Maximum x 3.00m )

Having a rear aspect window, radiator.

## Bathroom

14' 2" x 5' 8" ( 4.32m x 1.73m )

**\*\*NO FLOORING\*\*** Side aspect windows, wall mounted gas boiler (Not Connected).

## Externally

The front of the property has a paved pathway which continues to the side, a side access door, the pathway continues along to the rear giving access to the rear yard, with shared access to neighbouring properties,



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## Church Street, Weaverham Northwich

- Character end terraced home
- In need of full modernisation and building work
- Sought after area of Weaverham
- Close to amenities and schooling
- Two bedrooms, two reception rooms, kitchen and cellar

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NRT108110 - 0002

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