

Church Street, Weaverham Northwich CW8 3NJ



welcome to

Church Street, Weaverham Northwich

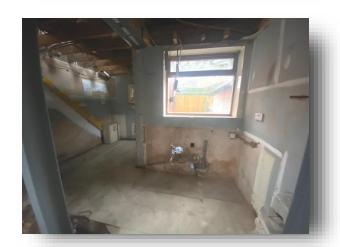
CASH INVESTORS ONLY A RARE OPPORTUNITY TO PURCHASE A CHARACTER PROPERTY IN THE HEART OF WEAVERHAM VILLAGE IN NEED OF FULL RENOVATION AND BUILDING WORK, PERFECT INVESTMENT BUYERS.













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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- 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







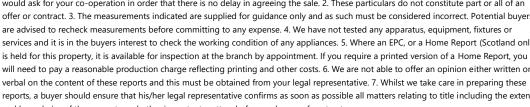
St Mary's Church, eaverham Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108110



Property Ref: NRT108110 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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