



Granville Road, Northwich CW9 8EU

welcome to

Granville Road, Northwich

Found within the highly sought after area of Leftwich and a short walking distance to sought after schooling and local amenities this three bedroom semi-detached home must be viewed to appreciate its position and indeed what it has to offer. The property offers NO ONWARD CHAIN.



Entrance Hall

Accessed via an open canopied entrance porch having a wooden front door with obscured window lights, front aspect obscured double glazed window, wood laminate flooring, a double panel radiator, coving, stairway to the first floor.

Living Dining Room

19' x 13' 3" narrowing to 9' 8" (5.79m x 4.04m narrowing to 2.95m)

Featuring a front aspect double glazed Bay Window, a single panel radiator with thermostat, a double panel radiator with thermostat, double glazed sliding patio doors opening to the rear garden. Feature brick display fireplace with a tiled hearth and wooden mantle, coving, power points, TV aerial point.

Breakfast Kitchen

13' x 8' 10" Excluding entrance alcove (3.96m x 2.69m Excluding entrance alcove)

Fitted with a modern range of wall mounted and base level units having light granite effect rolled work top surfaces incorporating a one and a half bowl sink and drainer. Cooker point, plumbing for a washing machine, space for a fridge freezer, part tiled walls and tiled effect flooring, dual rear aspect double glazed windows, cupboard housing the gas boiler, radiator with thermostat, and a double glazed door giving access to the side. A convenient built in storage cupboard providing ideal storage space with shelving.

First Floor Landing

Having a side aspect obscured double glazed window, a loft hatch, coving.

Bedroom One

13' 4" x 9' 10" Maximum into alcove (4.06m x 3.00m Maximum into alcove)

Having a front aspect double glazed window, a single panel radiator, power points.

Bedroom Two

13' 5" x 8' 9" Maximum (4.09m x 2.67m Maximum)

Having a rear aspect double glazed window, a single

panel radiator with thermostat, a built in airing cupboard housing a water tank and storage shelving, power points.

Bedroom Three

9' 10" x 6' (3.00m x 1.83m)

Having a front aspect double glazed window, radiator with thermostat, a built in storage cupboard with shelving. Power points.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Fitted with a white two piece suite comprising panel bath with a wall mounted electric shower, vanity wash hand basin incorporating a storage cupboard, fully tiled walls and tiled effect flooring, a chrome tiled radiator, rear aspect obscured double glazed window.

Separate W.C

Fitted with a low level w.c, tiled walls and tiled effect flooring, rear aspect obscured double glazed window.



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welcome to

Granville Road, Northwich

- Highly sought after Leftwich area
- Close to popular schooling and amenities
- Three bedroom semi detached home
- Offering excellent accommodation throughout
- In need of a little modernisation

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£199,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT108078 - 0002

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