



## 11 ROWAN ROAD

Weaverham, Northwich, Cheshire CW8 3DU

Offers in Excess of £160,000



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TWO DOUBLE BEDROOM MID TERRACE with LARGE DINING KITCHEN and two further reception rooms. Sought after location and offered with NO CHAIN!

### ACCOMMODATION

- Two bedroom mid terrace
- Large kitchen/dining room
- Two reception rooms
- Gas central heating
- NO CHAIN
- FREEHOLD

### Accommodation

#### Ground Floor

##### PORCH

Provides welcome shelter from the elements whilst entering the property.

##### Entrance Hall

Entered though the front door this is a useful space for hanging coats or leaving shoes etc before entering into the kitchen/dining room.

##### Kitchen/Dining Room 15' 11" x 11' 4" (4.85m x 3.45m)

A very good size room with a fitted kitchen along one long wall which leaves plenty of space for a dining table. The room has plenty of natural light from a window to the front elevation and at the other end of the room there is a glazed door with side windows looking into the conservatory. Two built in cupboards provide really useful storage and a door opens into the living room.

##### Conservatory 9' 7" x 7' 4" (2.92m x 2.23m)

Entered from the kitchen/dining room this single glazed conservatory has twin sliding doors which open into the rear garden.

##### Living Room 15' 11" x 10' 3" (4.85m x 3.12m)

This is a large bright living room with window to the front elevation, door through to the sitting room/study and stairs rise to the first floor accommodation.





**Sitting Room/Study 10' 0" x 7' 7" (3.05m x 2.31m)**

A lovely additional reception room entered off the living room with window to rear garden.

**First Floor**

**Landing**

With natural light from the window to the rear elevation and doors leading off to both bedrooms and the wet room.

**Master bedroom 16' 0" x 10' 3" (4.87m x 3.12m)**

Excellent size room with two windows to the front aspect and a further window to the rear.

**Bedroom Two 11' 6" x 9' 11" (3.50m x 3.02m)**

Double bedroom with two windows to the front elevation. A useful built in cupboard houses the gas combination boiler.

**Wet Room 6' 4" x 5' 7" (1.93m x 1.70m)**

Fitted with an electric shower, low level WC, wall mounted wash hand basin and window to the rear elevation.

**Externally**

**To the front**

A low maintenance front garden with an established shrub border, gravel both sides of the path to the front door and perimeter hedging.

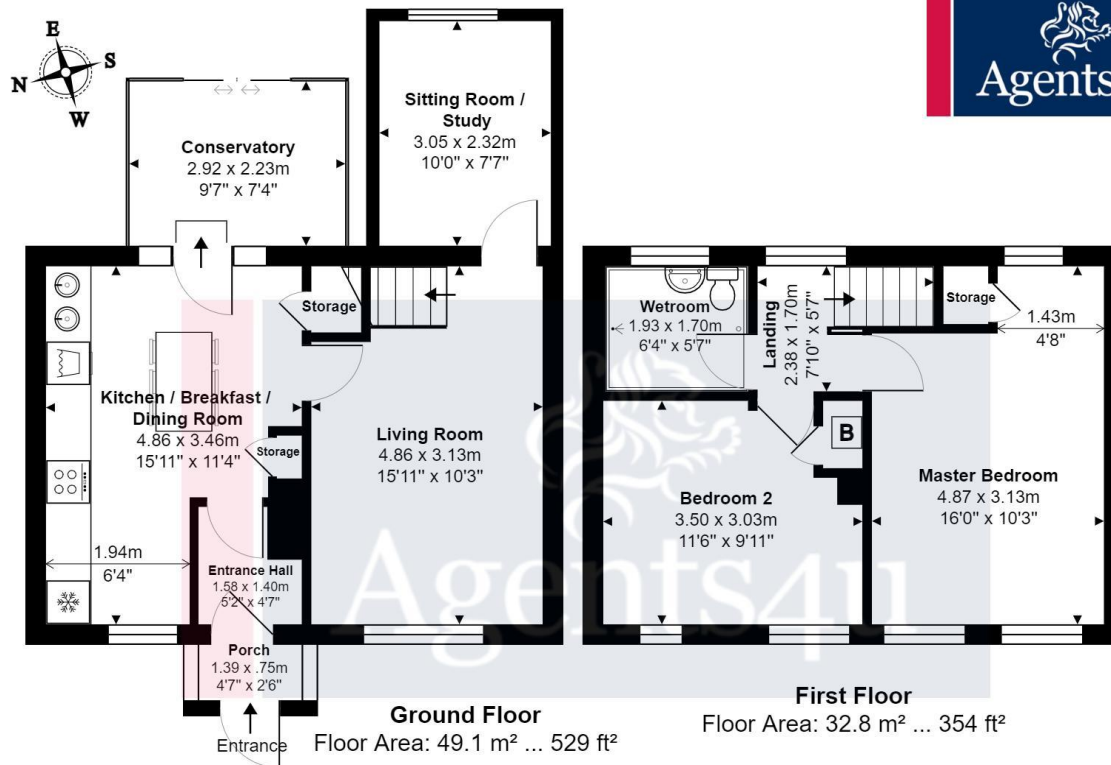
**To the rear**

A very good size rear garden with established shrubs and paved and gravel seating areas.

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These details are intended as a guide only, potential purchasers should satisfy themselves by personal inspection. Fittings, equipment, services or apparatus of any description have not been tested so we cannot verify that they are either functional or fit for purpose. Measurements used in the property details may be approximate, if intending purchasers need accurate measurements they should take such measurements themselves.





**11 ROWAN ROAD, WEAVERHAM, NORTHWICH, CHESHIRE, CW8 3DU**

Approximate Gross Internal Area: 81.9 m<sup>2</sup> ... 882 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy performance certificate (EPC)	
Property address	11 Rowan Road, Weaverham, Northwich, Cheshire, CW8 3DU
Current energy rating	<b>D</b>
Current energy consumption (kWh/m <sup>2</sup> /year)	122.2
Current CO <sub>2</sub> emissions (metric tons/year)	2.8
Property type	Detached house
Energy assessment procedure	IPB qualified assessor
<b>Rules on letting this property</b>	
Properties must be let if they have an energy rating from A to E:	
You can't rent properties that are rated G, unless you have approved energy efficiency measures in place.	
<b>Energy rating and score</b>	
This property's energy rating is D. It has the following score of 45.	
The graph shows this property's current and potential energy rating.	
Properties get a rating from A (best) to G (worst) and a score. The better the rating, the more energy efficient the property is.	
For properties in England and Wales: the average energy rating is D, the average energy score is 45.	

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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