



19 GREEN PARK

Weaverham, Northwich, Cheshire CW8 3EH

Offers in Excess of £200,000



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THREE BEDROOM SEMI DETACHED with a FANTASTIC WORKSHOP/GARAGE IN REAR GARDEN. Some updating required but this is an excellent opportunity to purchase a family home with NO CHAIN!

- Three bedrooms
- Off Road Parking
- Large Garage/Workshop
- Carport
- Gas central heating
- Excellent location
- NO CHAIN

Ground Floor

Entrance Hall 10' 7" x 6' 8" (3.22m x 2.03m)

Entered via the uPVC front door into the hall where doors open to the living room and kitchen. Stair rise to the first floor accommodation with a storage cupboard below.

Living Room 14' 3" x 11' 9" (4.34m x 3.58m)

Entered from the hall this is a well proportioned room with exposed brick fireplace and feature glazed divider to the dining room with sliding doors. A uPVC double glazed window looks to the front elevation.

Dining Room 10' 0" x 8' 10" (3.05m x 2.69m)

A good size dining room with uPVC double glazed window to the rear elevation, hatch to the kitchen and glazed sliding doors to the lounge.

Kitchen 11' 6" x 8' 4" (3.50m x 2.54m)

Fitted with a range of wall and floor units with work surface over incorporating a stainless steel sink below a uPVC double glazed window to the rear elevation. Spaces for electric cooker, washing machine and tall fridge freezer. A serving hatch is open to the dining room and an exterior door opens to the side of the property.

First Floor

Landing

Entered via the staircase from the hall below it has natural light from an obscure glazed uPVC window to the side elevation and provides access to all bedrooms and the bathroom.





Master bedroom 11' 7" x 11' 5" (3.53m x 3.48m)

Large double bedroom situated to the front of the property with a uPVC double glazed window to the front elevation and fitted wardrobes.

Bedroom Two 11' 7" x 10' 9" (3.53m x 3.27m)

Large double bedroom situated to the rear of the property with a uPVC double glazed window to the front elevation, fitted wardrobes and built in cupboard.

Bedroom Three 7' 1" x 6' 10" (2.16m x 2.08m)

Small bedroom with uPVC double glazed window to the front of the property.

Shower Room 7' 8" x 5' 5" (2.34m x 1.65m)

Entered from the landing and fitted with a white suite comprising a corner shower cubicle and pedestal wash hand basin. An obscure uPVC double glazed window looks to the rear elevation and an airing cupboard houses the gas central heating boiler.

WC 4' 7" x 2' 10" (1.40m x 0.86m)

Entered from the landing and fitted with a white WC. An obscure uPVC double glazed window looks to the side elevation.

Externally

Front

Paved front garden area which provides excellent off road parking.

Carport 25' 7" x 9' 2" (7.79m x 2.79m)

At the side of the property there is a very useful covered car port which has panelled sides but open at the front and rear.

Rear

A very good sized garden with paved seating areas, shrub borders and access to the detached garage.

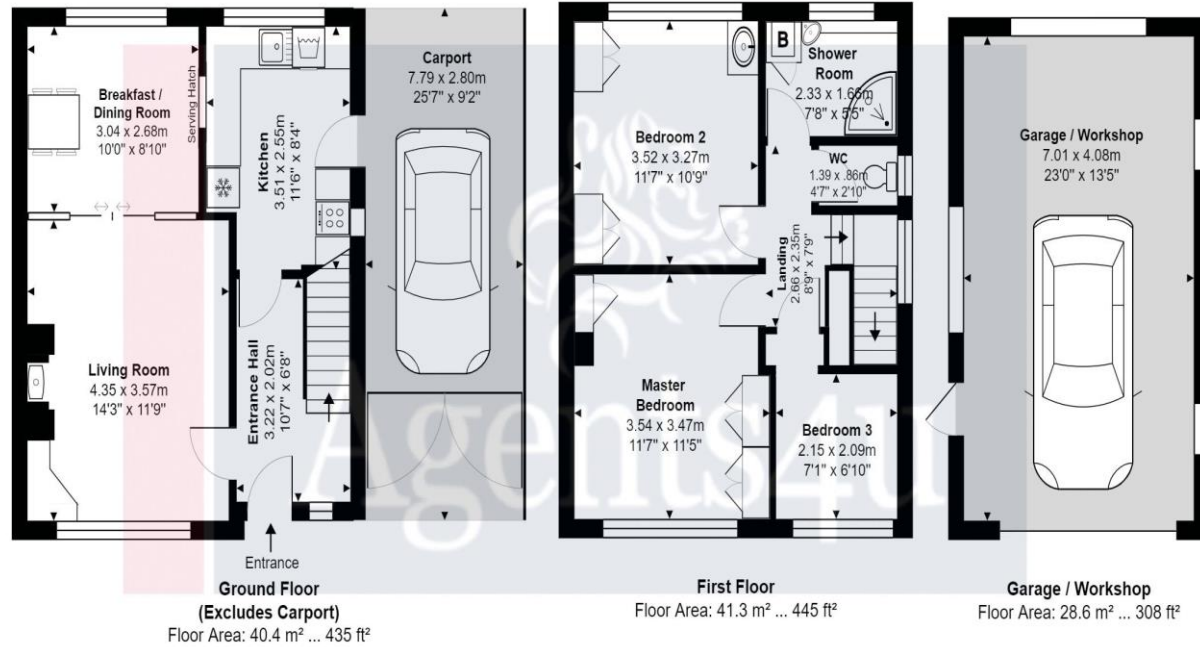
Detached Garage/Workshop 23' 0" x 13' 5" (7.01m x 4.09m)

A superb size brick built structure with tiled pitched roof, front roller shutter door, side personal access door and windows to the side and rear. Internally it is a brilliant workshop space with concrete floor and ceiling with storage space above.

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Approximate Gross Internal Area: 81.8 m² ... 880 ft² (excluding carport, garage / workshop)
 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.
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Agents4u

PO BOX 399, Northwich, Cheshire, CW8 4WP

01606 892 333

mail@agents4u.co.uk

www.agents4u.co.uk

