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HINCHLIFFE
HOLMES



83 STATION ROAD



GROUND FLOOR

Porch
Lounge-Dining Room
Kitchen
Bathroom

FIRST FLOOR

Landing
Bedroom One
Bedroom Two

OUTSIDE

Parking
Gardens

83 STATION ROAD

Northwich | CW9 5LT

Situated in a popular sought-after location in the heart of Northwich this two bedroom terrace property offers a wealth of space throughout. This property is within walking distance of public transport and features a landscaped garden with off road parking.

Northwich Town Centre caters for a diverse range of needs. There is good schooling for children of all ages and an abundance of local amenities to include local shops, superstores, cafe's, restaurants, a leisure centre and pubs. Northwich railway station is close to hand whilst north and south bound intersection of the motorway network are about 15 minutes driving distance.









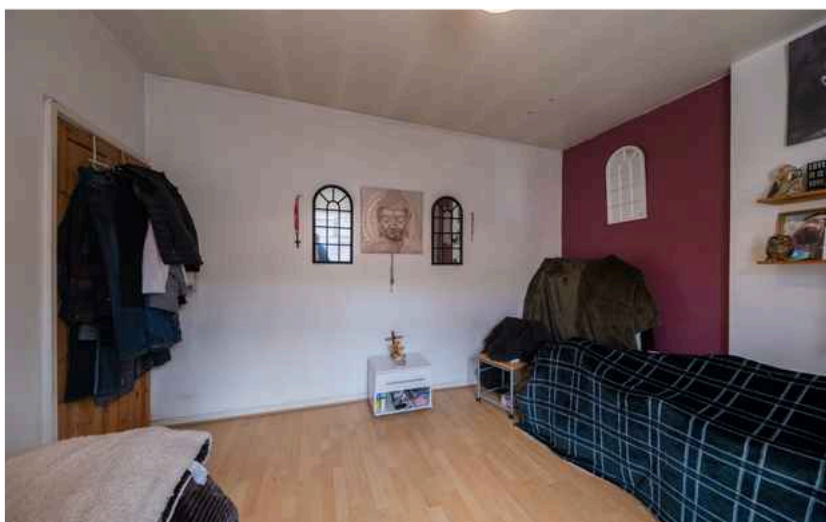


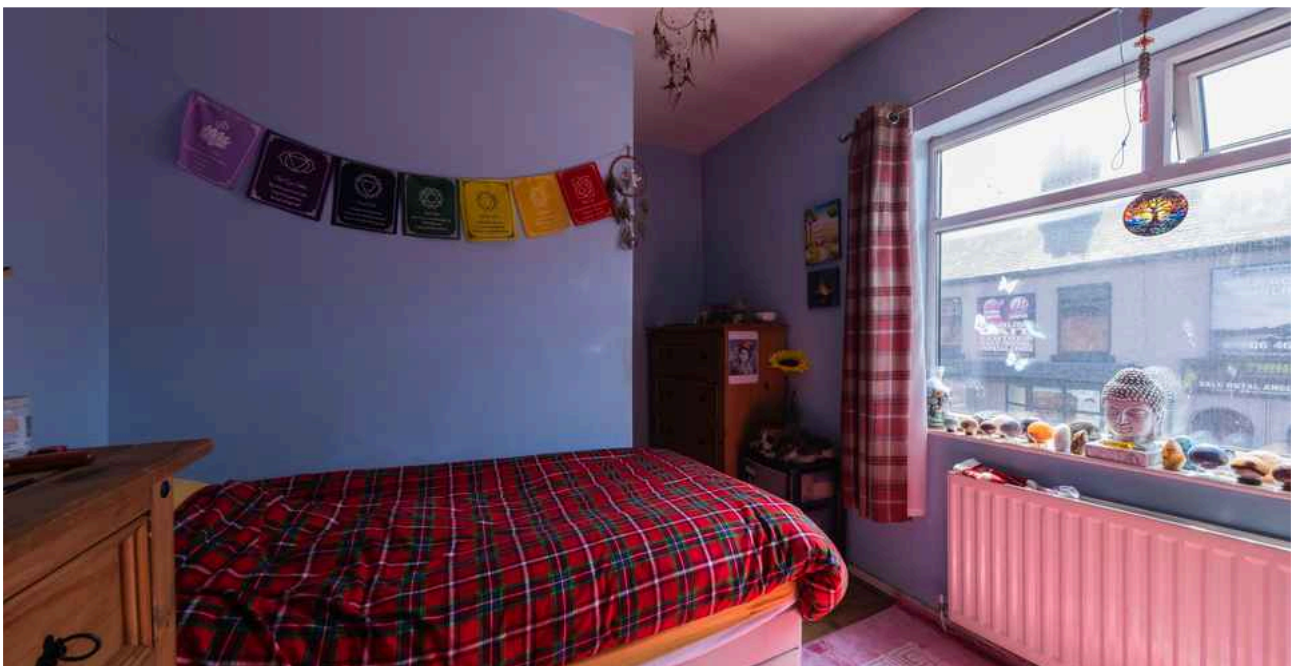




WELSHPOOL AGENTS
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I CAN ONLY PLEASE ONE PERSON PER DAY. TODAY I CHOOSE ME

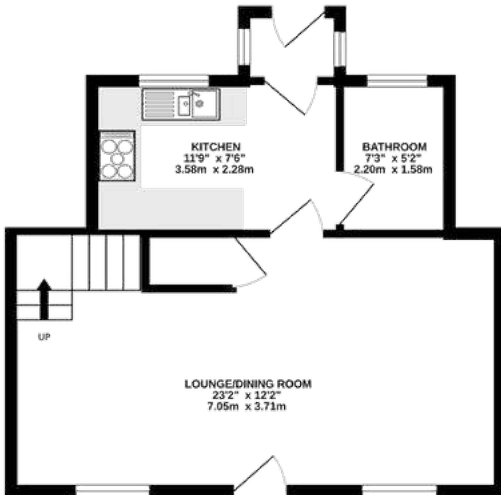




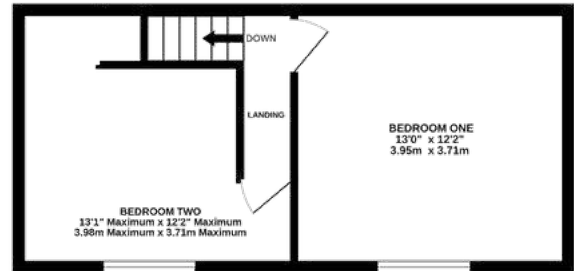




GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band A.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.


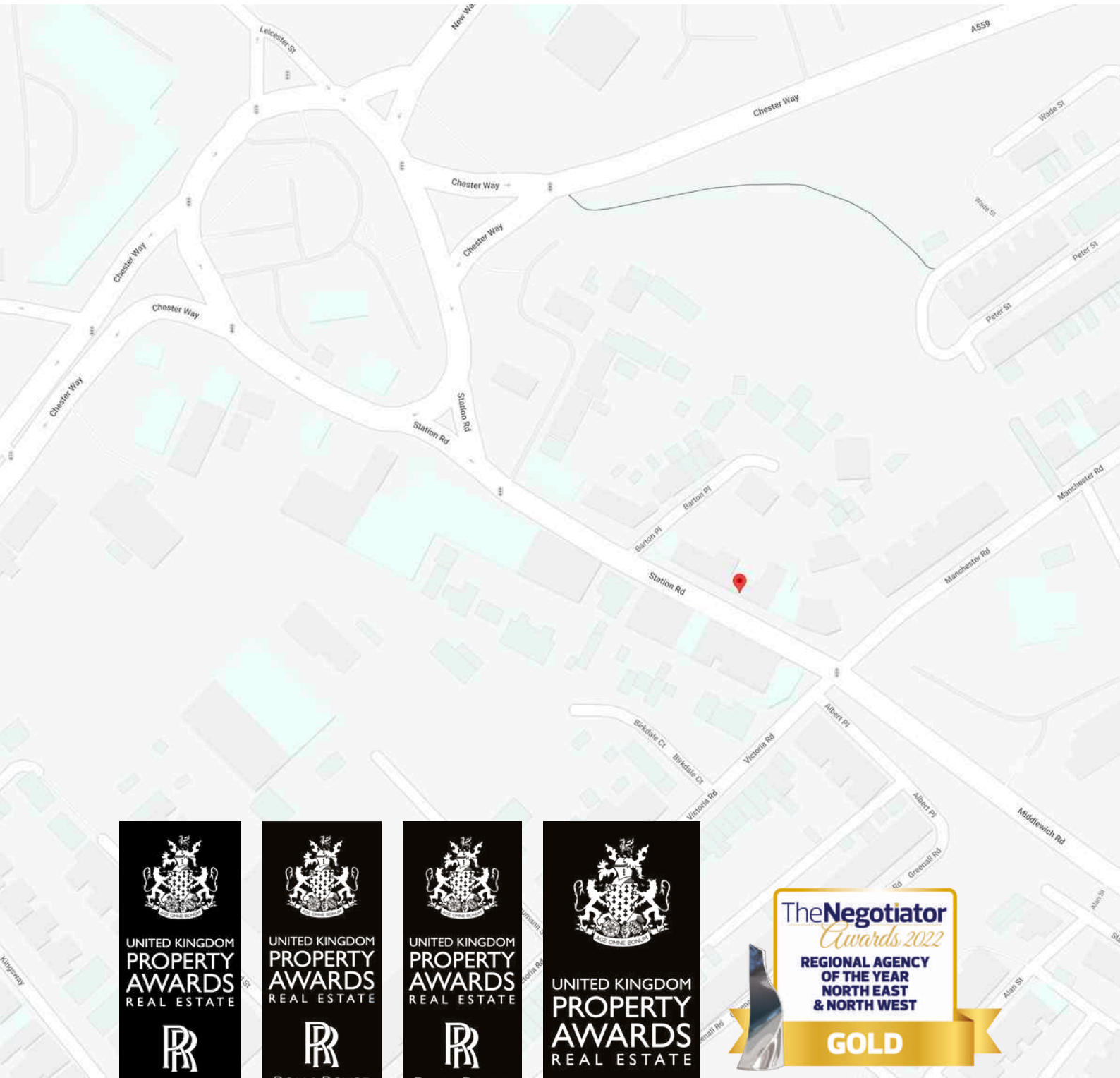
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

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SINGLE OFFICE CHESHIRE
Hinchliffe Holmes

2021-2022




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CHESHIRE
Ben Hinchliffe

2022-2023



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2022-2023



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2023-2024



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Awards 2022**
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OF THE YEAR
NORTH EAST
& NORTH WEST



GOLD



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ESTATE AGENT GUIDE
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LETTINGS

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MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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