



## 18 Austin Street, Northwich, CW9 7ND



PERFECT FIRST TIME BUYER OPPORTUNITY! If you are looking for your first home and thought that a traditional style terraced property might be for you, call LMS for your viewing now. The current owners have had a new roof, partial new uPVC double glazed windows and front door and a damp course making this characterful light, bright and spacious property just what you may be looking for.

With the feature spiral staircase, wooden beams to the ceiling and pine kitchen, this property feels very cottage like.

With two good sized bedrooms and a private "small and bijou" outside space, for ease of upkeep, this property offers you everything you could wish for from your first home.

Located on cul-de-sac with on street parking and the added bonus of a parking area around the corner, the property is centrally located for ease of access to Northwich Town Centre with its shops, supermarket, restaurants and cinema. Austin Street is located off the A559 therefore commuter access via the A556 to motorway locations is simple. The market town of Knutsford is a mere fifteen minute drive and Manchester Airport around twenty five minutes away.

£135,000



**Lounge Diner: 6.73m (22' 1") x 3.68m (12' 1")**

Entering the property through a uPVC white double glazed door, with uPVC double glazed windows at each end of the room offering a dual aspect view to the front and rear, featuring an open plan spiral staircase, traditional beams, fireplace/chimney breast, laminate flooring and ceiling light point.

**Kitchen: 2.93m (9' 7") x 2.22m (7' 3")**

Having a uPVC double glazed window to the side elevation, hand made pine kitchen wall and base units with complimentary worktops over, white belfast sink, partially tiled splashback, wall mounted boiler, space for a fridge/freezer, black floor tiles, ceiling light point.

**Utility Area:**

With a uPVC white double glazed door to the side elevation, plumbing for a washing machine, complimentary worktop, partially tiled splashback, black tiled floor, ceiling light point.

**Bathroom: 1.76m (5' 9") x 2.22m (7' 3")**

Located on the ground floor, having a white uPVC double glazed window to the side elevation with opaque glass for privacy, modern white bathroom suite comprising low level WC, vanity wash handbasin, panelled bath with electric shower over, glass shower screen, tiles to the floor, ceiling light point.

**Master Bedroom: 3.63m (11' 11") x 3.68m (12' 1")**

With a uPVC double glazed white window to the front elevation, neutral carpet and ceiling light point.

**Bedroom Two: 1.76m (5' 9") x 3.68m (12' 1")**

Having a uPVC white double glazed window to the rear elevation, laminate flooring and ceiling light point.

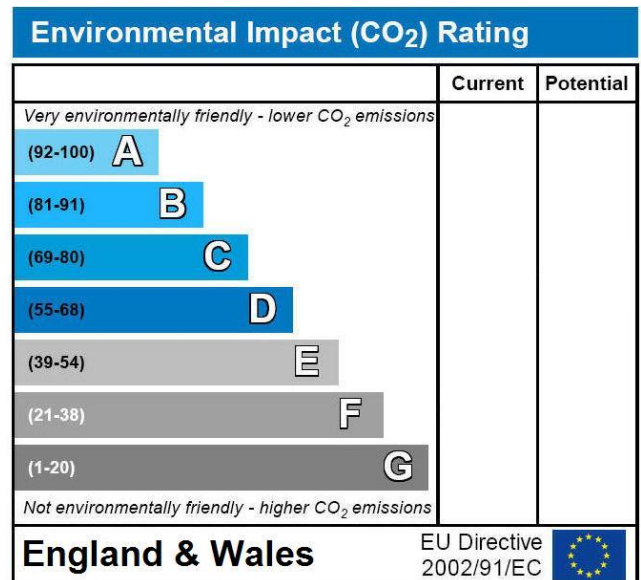
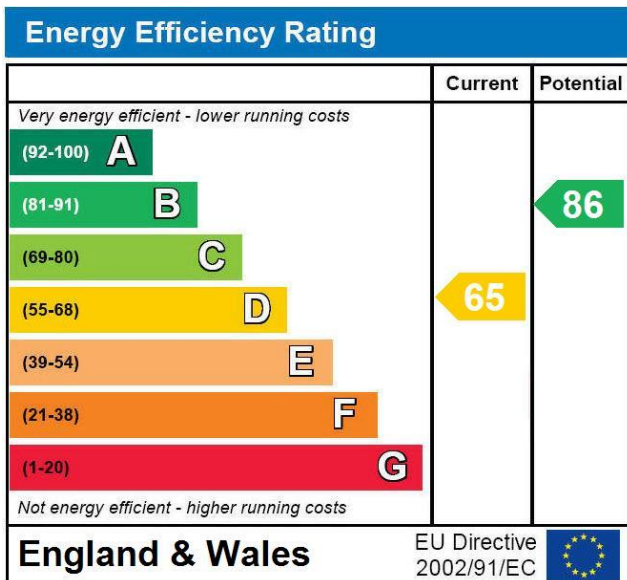
**Rear Courtyard Garden**



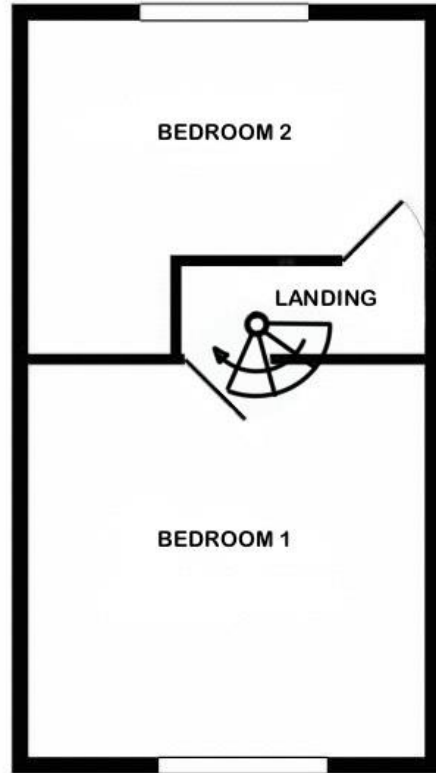
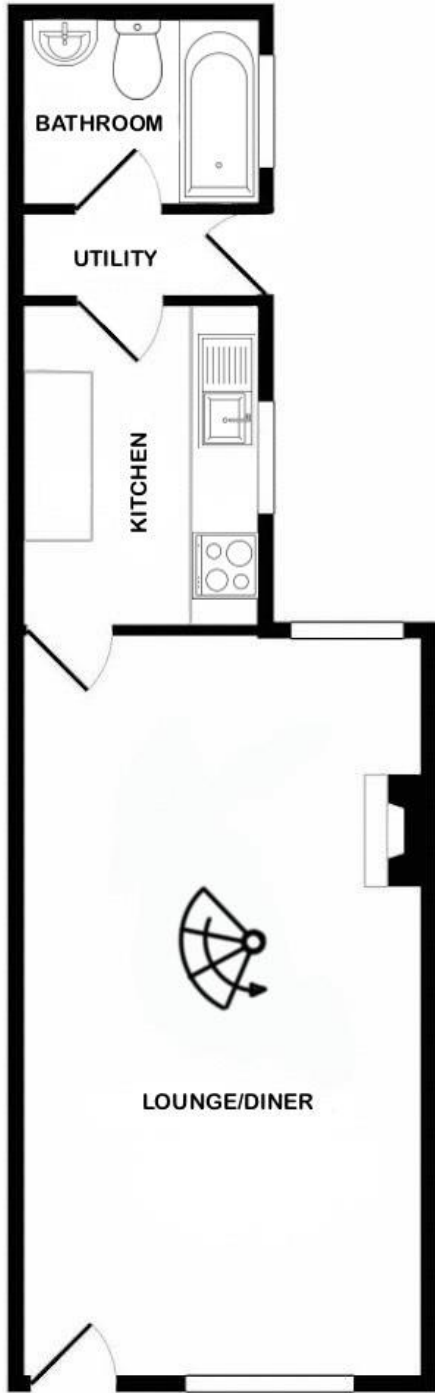


- MID TERRACED PROPERTY
- TWO BEDROOMS
- FEATURE SPIRAL STAIRCASE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TRADITIONAL PINE KITCHEN
- GROUND FLOOR BATHROOM
- PERFECT FIRST TIME BUYER OPPORTUNITY
- ON ROAD PARKING & COMMUNAL PARKING
- COUNCIL TAX BAND A

### Energy Performance Certificate



Floorplan



#### **Important Notice**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

**LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP**  
**01606 594455    Sales@LMSproperty.co.uk**

