



ESTATE AGENTS

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**Western Way, Northwich CW8 4YJ**

Offers in the region of £260,000



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# Western Way

, Northwich, CW8 4YJ

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## Hallway

## Lounge

14'1" x 12'2" (4.31m x 3.73m)

## Inner Hallway

## Downstairs WC

6'0" x 3'3" (1.84m x 1.00m)

## Breakfast Kitchen

15'5" x 9'4" (4.72m x 2.86m)

## Landing

## Bedroom One

12'2" x 11'2" (3.73m x 3.41m)

## En-Suite

5'8" x 5'4" (1.73m x 1.65m)

## Bedroom Two

10'9" x 8'6" (3.30m x 2.60m)

## Bedroom Three

11'8" x 6'7" (3.56m x 2.01m)

## Family Bathroom

6'7" x 5'5" (2.01m x 1.67m)

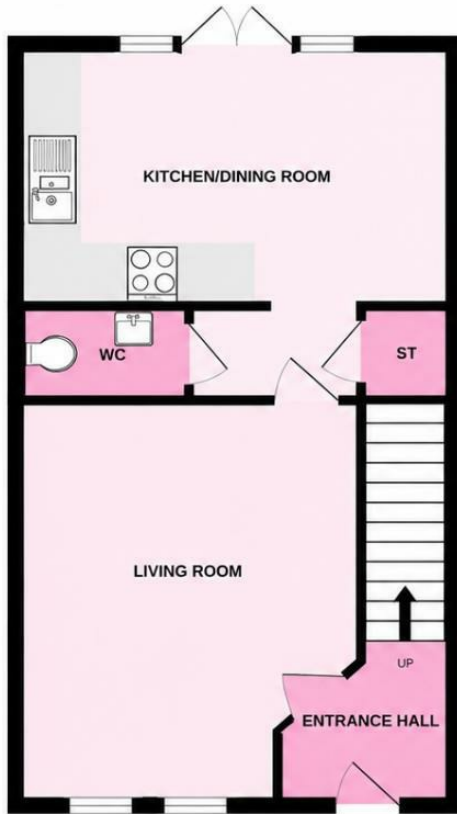
## Externally

Driveway to provide off road parking, timber gate leading to the rear, all landscaped with garden room/bar with power and lighting.



# Floor Plan

**GROUND FLOOR**  
39.4 sq.m. (424 sq.ft.) approx.



**1ST FLOOR**  
39.4 sq.m. (424 sq.ft.) approx.



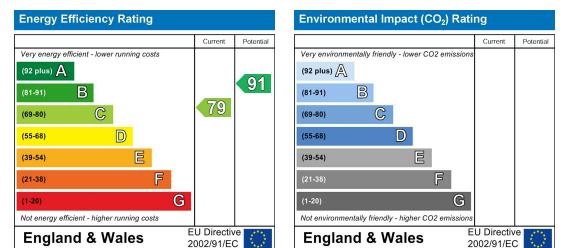
TOTAL FLOOR AREA : 78.9 sq.m. (849 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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