



***8 Dock Road, Northwich, Cheshire, CW9 5HJ***

***£175,000***

*Situated in a convenient location close to the town centre and a range of local amenities, this well-presented semi-detached home offers ideal accommodation for a first-time buyer. The ground floor comprises an entrance hall, a lounge-diner, and a fitted kitchen. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property benefits from low-maintenance gardens to both the front and rear, while a newly installed driveway to the side is currently being completed by the vendors. With its excellent location and practical layout, this attractive home is sure to prove popular—early viewing is highly recommended, so call now to arrange your priority appointment.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, doors lead to the lounge diner and kitchen and stairs rise to the first floor.*

### **LOUNGE DINER 9' 15" x 19' 9" (3.12m x 6.02m)**

*With a double glazed window to the front elevation and double glazed patio doors which lead to the garden, wall mounted radiator.*

### **KITCHEN 8' 9" x 7' 9" (2.67m x 2.36m)**

*With a double glazed window to the rear elevation and a double glazed door which leads to the garden. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer taps. Integrated electric oven and hob, space for fridge freezer, space and plumbing for washing machine. Cupboard providing storage.*

### **LANDING**

*Doors leading to all rooms.*

### **BEDROOM ONE 9' 2" x 14' 1" (2.79m x 4.29m)**

*With two double glazed windows to the front elevation and wall mounted radiator.*

### **BEDROOM TWO 9' 8" x 10' 9" (2.95m x 3.28m)**

*With a double glazed window to the rear elevation, wall mounted radiator and a cupboard housing the combi boiler.*

### **BATHROOM**

*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, part tiled walls and wall mounted radiator.*

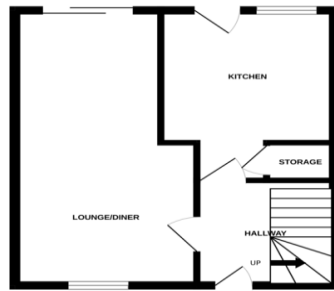
### **EXTERNALLY**

*With low maintenance gardens to the front and rear. A newly installed driveway to the side is currently being completed by the vendors.*

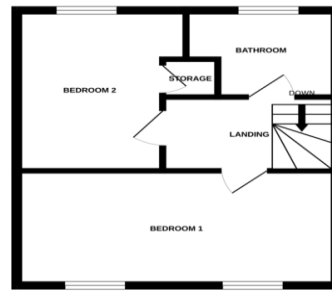




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 vendors, agents and solicitors shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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