



***94 London Road, Northwich, Cheshire, CW9 5HG***  
***£160,000 – No onward chain***

*Offered for sale with no onward chain, this beautifully renovated home is ideally situated just a short distance from the town centre. The property features a stylish open-plan lounge, dining, and kitchen area, creating a bright and sociable space perfect for both everyday living and entertaining. Upstairs, the home offers two well-proportioned bedrooms along with a modern family bathroom. To the rear, there is a low-maintenance and secure patio garden, complete with useful brick-built storage. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, laminate flooring, understairs storage, a door leads to the lounge and kitchen area and stairs rise to the first floor.*

### *OPEN PLAN LOUNGE/DINING AREA AND KITCHEN 19' 1" x 17' 2" (5.82m x 5.23m)*

*A superb open plan living area with double glazed windows to the front and rear elevations and double glazed French doors which lead to the rear garden. The kitchen area is fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and hob, space and plumbing for washing machine, cupboard housing boiler, wall mounted radiator.*

### *LANDING*

*Loft access and doors to all rooms.*

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

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

### *BEDROOM TWO 10' 4" x 9' 7" (3.15m x 2.92m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

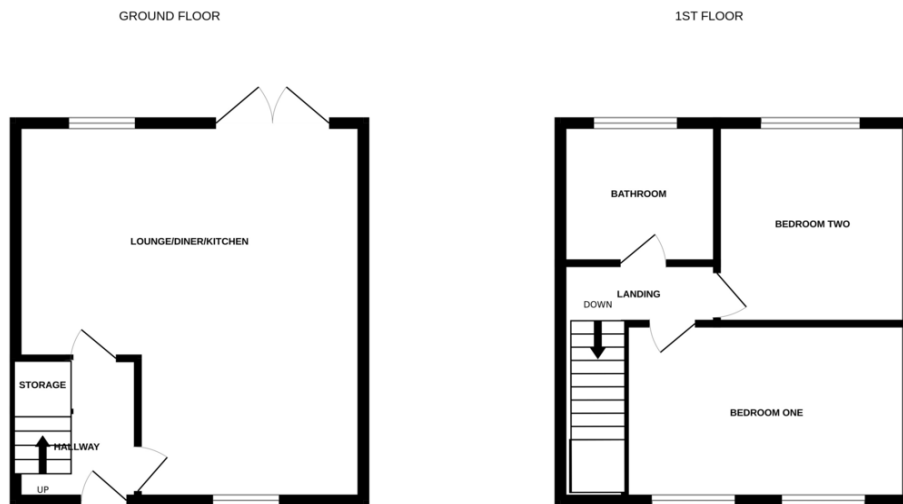
### *FAMILY BATHROOM*

*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, towel rail.*

### *EXTERNALLY*

*An enclosed patio garden with brick built storage.*





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.  
Made with Metropix ©2026

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**

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.