



53 Royle Street, Northwich, Cheshire, CW9 7AH
£165,000 – No onward chain

Offered for sale with no onward chain, this recently renovated mid-terraced home is situated in a popular location close to the train station—ideal for commuters. The property features bright and well-presented accommodation throughout, comprising an entrance hall, a spacious lounge–dining room, and a modern breakfast kitchen which includes a space for fridge as well as washing machine.. Upstairs, you will find two well-proportioned bedrooms and a contemporary family bathroom. To the rear, there is an enclosed yard with a useful storage shed. Early viewings are highly recommended to fully appreciate what this home has to offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, tiled flooring, a door leads to the dining room and stairs to the first floor.

LOUNGE 13' 2" x 11' 7" (4.01m x 3.53m)

With a double glazed bay window to the front elevation, wall mounted radiator and feature fireplace.

DINING ROOM 11' 9" x 12' 6" (3.58m x 3.81m)

With a double glazed window to the rear elevation, wall mounted radiator and feature fire place, a door leads to the kitchen.

KITCHEN 17' 0" x 7' 9" (5.18m x 2.36m)

With two double glazed windows to the side elevations and a door that leads to the rear yard. Fitted with a range of base and wall units with roll top work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob, space and plumbing for washing machine, understairs storage cupboard.

LANDING

With doors leading to all rooms, loft access.

BEDROOM ONE 11' 1" x 15' 5" (3.38m x 4.7m)

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

BEDROOM TWO 11' 8" x 10' (3.56m x 3.05m)

With a double glazed window to the front elevation, 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, cupboard housing the combi boiler.

EXTERNALLY

A low maintenance paved rear yard, ideal for al-fresco dining.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, buildings, fixtures and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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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