



43 Royle Street, Northwich, Cheshire, CW9 7AH
£120,000 – No onward chain

Are you looking for a project in a popular location, close to local amenities? If so, look no further! Offered for sale with no onward chain, this mid-terraced home is in need of complete renovation, making it an ideal opportunity for investors or buyers looking to create a home to their own specification. The spacious accommodation comprises an entrance porch and hallway with minton tiled flooring, a lounge/dining room, and a kitchen to the ground floor. Upstairs, there are two bedrooms and a family bathroom. Externally, the property benefits from a rear yard. With the right improvements, this mid-terraced house has the potential to become a lovely home.

Accommodation

ENTRANCE PORCH

Accessed via the entrance door, into the floor, minton tiled flooring, a door to the porch.

ENTRANCE HALL

Tiled flooring, a door to the dining room and stairs rise to first floor.

LOUNGE 12' 9" x 11' 3" (3.89m x 3.43m)

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

DINING ROOM 12' 2" x 12' 1" (3.71m x 3.68m)

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

KITCHEN 17' 3" x 9' 2" (5.26m x 2.79m)

With a window to the side elevation and a door to the side. Understairs storage.

LANDING

Loft access and doors to all rooms.

BEDROOM ONE 15' 3" x 10' (4.65m x 3.05m)

With a double glazed window to the front elevation, wall mounted radiator.

BEDROOM TWO 12' 0" x 9' 6" (3.66m x 2.9m)

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

BATHROOM

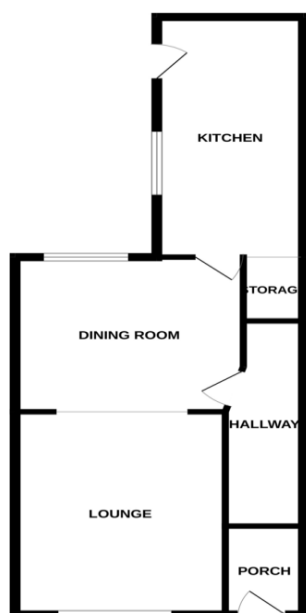
With a double glazed opaque to the rear elevation, cupboard housing boiler.

EXTERNALLY

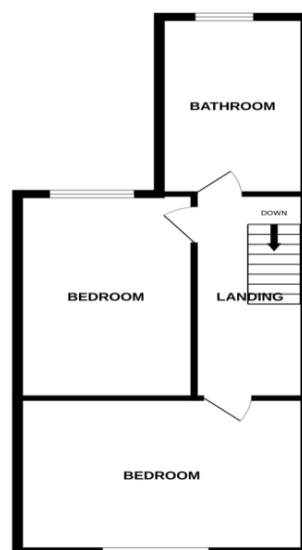
Rear yard.



GROUND FLOOR



1ST FLOOR



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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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.

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