



***14 Green Park, Weaverham, Northwich, Cheshire, CW8 3EH***  
***£220,000 – No onward chain***

*Looking for a family home in a highly desirable location with the potential to make it your own? This semi-detached property, set on a generous corner plot, offers a fantastic opportunity to create your ideal living space. Offered to the market chain-free, it's perfect for buyers looking for a smooth and straightforward purchase. With great potential and a welcoming feel, this home is ready to become something truly special. Contact us today to arrange your priority viewing.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted radiator, useful understairs storage, doors to the lounge and kitchen and stairs rise to the first floor.*

### *LOUNGE DINER 11' 8" x 23' 4" (3.56m x 7.11m)*

*With double glazed windows to the front and rear elevations, wall mounted radiators and gas fire.*

### *KITCHEN 8' 4" x 8' 4" (2.54m x 2.54m)*

*With a double glazed window to the rear elevation and a door leads to the lean too. Useful understairs storage. Base and wall units, sink, space for cooker and wall mounted combi boiler.*

### *LEAN TO 9' x 18' (2.74m x 5.49m)*

*With doors that lead to the garden.*

### *LANDING*

*With a double glazed window to the side elevation, loft access and doors to all rooms.*

### *BEDROOM ONE 11' 6" x 11' 4" (3.51m x 3.45m)*

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

### *BEDROOM TWO 11' 5" x 10' 7" (3.48m x 3.23m)*

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

### *BEDROOM THREE 6' 7" x 7' (2.01m x 2.13m)*

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

### *SHOWER ROOM*

*With a double glazed opaque window to the rear elevation, hand wash basin, shower cubicle and shower, cupboard housing water tank.*

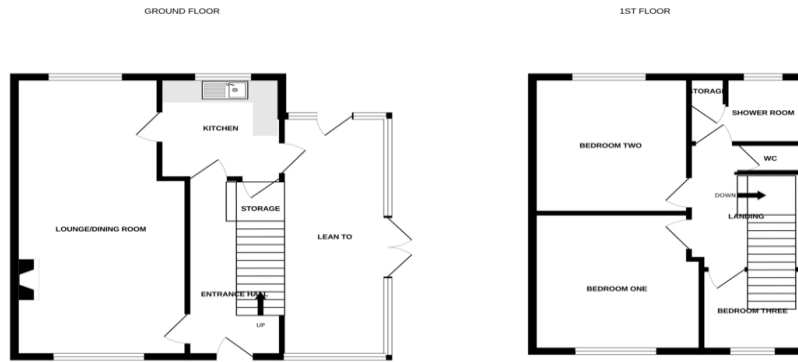
### *WC*

*With a double glazed opaque window to the side elevation. Fitted with a low level WC.*

### *EXTERNALLY*

*Mainly laid to lawn with well established shrubs and driveway providing off road parking.*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 accuracy, systems and specifications shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 02/09

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.