

47b Park Street, Northwich, CW8 1HQ
£365,000 – No onward chain

Located in a popular area close to local amenities, this lovely new-build home is ideal for families and first-time buyers alike. The welcoming entrance hall gives access to the lounge, kitchen/diner, and guest WC. Upstairs are three comfortable bedrooms, with an en-suite to the main bedroom and a modern family bathroom. Outside, there is off-road parking, an EV charging point, and a spacious rear garden—perfect for family time and outdoor dining. A fantastic home ready to be enjoyed.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, useful storage cupboard, doors to guest WC, lounge and kitchen diner, stairs rise to the first floor.

LOUNGE 9' 8" x 23' 5" (2.95m x 7.14m)

With a double glazed window to the side elevation and double glazed French doors which lead to the garden, wall mounted radiator.

KITCHEN/DINER 22' 5" x 13' 10" (6.83m x 4.22m)

With double glazed windows to the front and side elevations. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob, dishwasher and fridge freezer. Inset spot lighting, wall mounted boiler.

GUEST WC

With a double glazed window to the front elevation. Fitted with a low level WC and hand wash basin, wall mounted radiator.

LANDING

With doors leading to all rooms, useful area which is an ideal office space if you work from home.

BEDROOM ONE 14' 6" x 12' 1" (4.42m x 3.68m)

With a double glazed window to the side elevation, wall mounted radiator and a door leads to the en-suite.

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin and shower cubicle with shower, wall mounted radiator and part tiled walls.

BEDROOM TWO 9' 7" x 10' 2" (2.92m x 3.1m)

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

BEDROOM THREE 8' 3" x 11' 5" (2.51m x 3.48m)

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

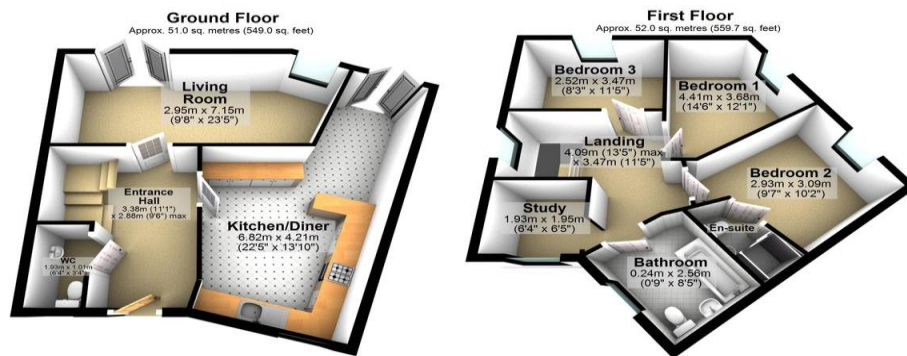
FAMILY BATHROOM

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 and wall mounted radiator.

EXTERNALLY

To the front is a driveway providing off road parking, charging point and access to the rear garden. The rear garden is mainly laid lawn with feature patio area which is ideal for al fresco dining.





Total area: approx. 103.0 sq. metres (1108.7 sq. feet)

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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