





4 Weaver House Marine Approach, Northwich - CW8 1GD

£150,000 Leasehold

Ideal for first-time buyers and investors, this well-presented two-bedroom first-floor apartment enjoys a private position within a secure gated development, just a short walk from Northwich Town.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Whether you're taking your first step onto the property ladder or seeking an attractive investment opportunity with the potential to achieve a minimum net yield of approximately 7%, this well-presented two-bedroom first-floor apartment offers an exceptional opportunity. Situated behind secure gated access and within walking distance of Northwich town centre, the apartment occupies a particularly private position with no adjoining neighbour and no apartment above.







- First Floor Apartment
- Two Double Bedrooms
- Perfect for First Time Buyers
- Investors - Minimum 7% Net Yield
- Walking Distance To Town
- Allocated Parking Space
- No Adjoining Neighbour











Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Communal Entrance

Secure, communal entrance leading to apartment.

First Floor Apartment

Occupying a desirable first-floor position, the apartment benefits from having no adjoining neighbours and no apartment above, offering an added sense of privacy and peace rarely found in apartment living.



Hallway

Living / Dining Room

Bright and generously proportioned, this spacious living room benefits from dual aspect windows that flood the room with natural light throughout the day. Offering ample space for both lounge and dining furniture, the room provides a versatile setting for relaxing, entertaining guests or working from home. Neutral décor enhances the sense of space, creating a blank canvas ready for a purchaser to make their own.

Kitchen

Well-appointed and designed with practicality in mind, the kitchen is fitted with a range of modern wall and base units, complemented by generous work surface space and a tiled splashback. Integrated cooking appliances provide convenience for everyday living, while the layout offers plenty of storage for kitchen essentials. A window allows natural light to fill the room, creating a bright and functional space.







Master Bedroom
A well-proportioned double bedroom, offering a bright and comfortable space to unwind. The room benefits from a large window, allowing natural light to flow in, while the generous floor space provides ample room for a double bed and additional bedroom furnishings. Finished in neutral tones, the room is ready for a purchaser to personalise and enjoy from day one.

En-Suite
Complementing the master bedroom, the en-suite is fitted with a three-piece suite comprising a shower enclosure, wash hand basin and WC. Well-maintained and practical in design, it provides added convenience for everyday living.

Bedroom Two
A well-sized second bedroom enjoying a pleasant outlook and plenty of natural light, creating a bright and welcoming atmosphere. Offering ample room for a double bed and accompanying furnishings, the room is equally suited as a guest bedroom, home office or study. Finished in neutral décor, it provides a versatile space to suit a variety of needs.

Bathroom
Thoughtfully appointed, the bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment and screen, wash hand basin and WC. Partially tiled and bathed in natural light from the window, the room offers a bright and functional space, ideal for modern day living.

Externally

Allocated Parking
The apartment benefits from an allocated parking space within the well-maintained communal car park, providing convenient off-road parking for residents.

Tenure
Leasehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate
Current Rating C

Possession
Vacant possession upon completion.

Selling or Letting Your Property?
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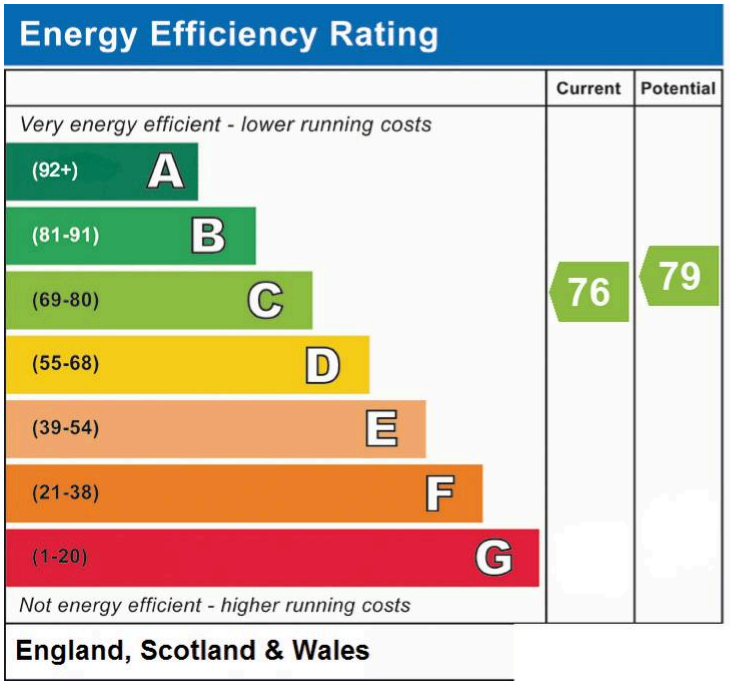

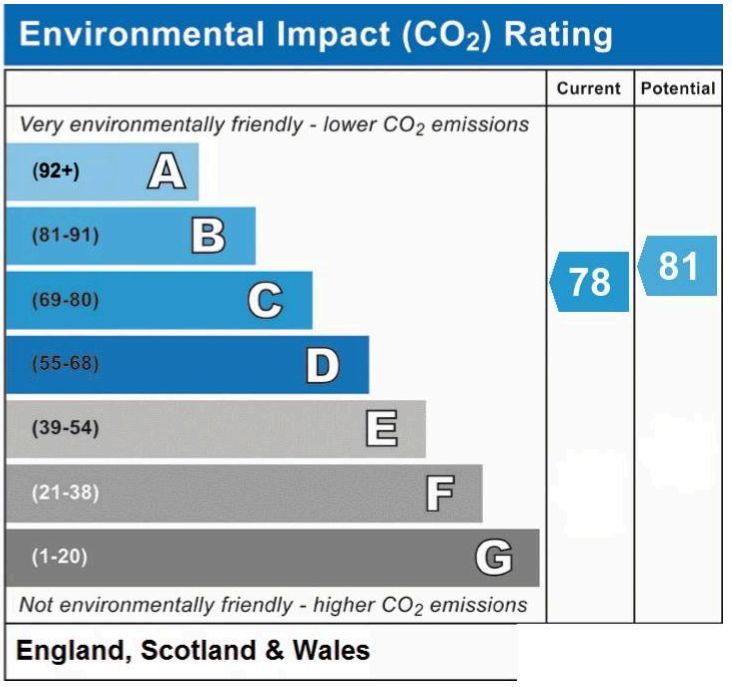

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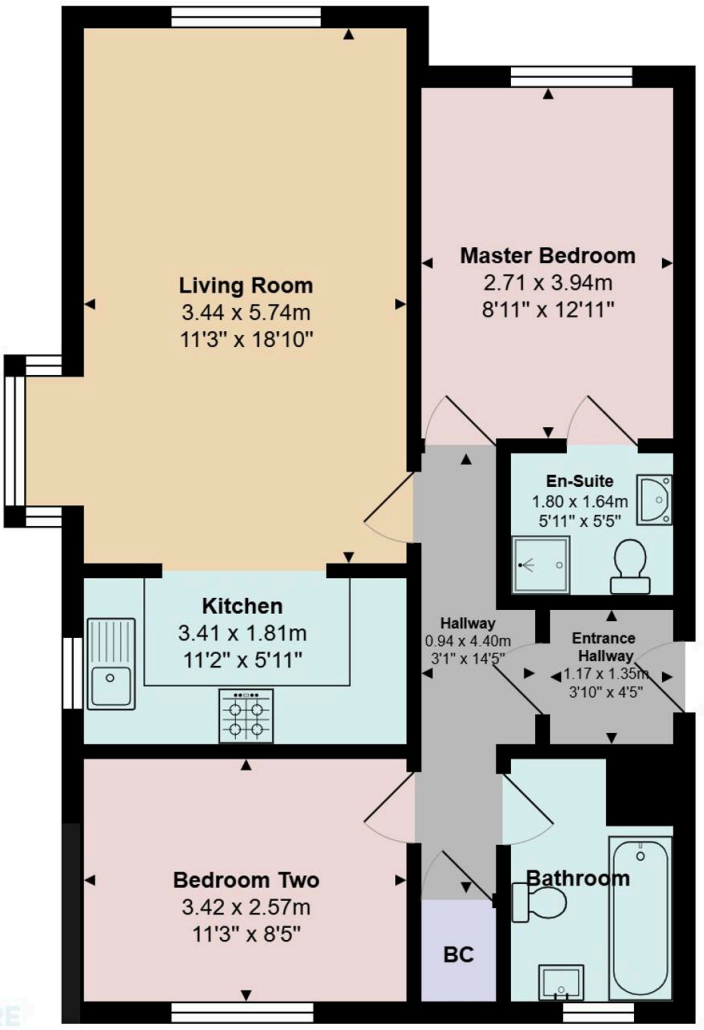

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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New Adventure Homes

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