



ESTATE AGENTS

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## Western Way, Northwich CW8 4YL

Offers over £240,000



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# Western Way

, Northwich, CW8 4YL

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## Hallway

### Downstairs WC

5'10" x 2'8" (1.79m x 0.83m)

### Lounge/Diner

15'1" x 14'4" (4.62m x 4.37m)

### Kitchen

10'4" x 8'0" (3.15m x 2.46m)

### Landing

### Bedroom Two

13'3" x 9'3" (4.06m x 2.84m)

### Bedroom Three

12'2" x 8'7" (3.73m x 2.62m)

### Family Bathroom

8'2" x 6'0" (2.51m x 1.83m)

### Second Floor Landing

### Bedroom One

19'7" x 15'1" (5.97m x 4.62m)

### En-Suite

9'6" x 3'6" (2.92m x 1.07m)

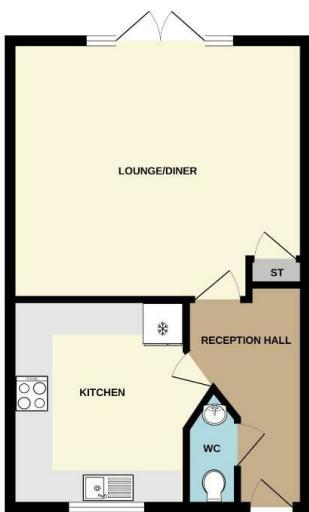
### Externally

Parking to the rear in the courtyard and paved patio area and laid to lawn in the rear garden with fenced boundaries.

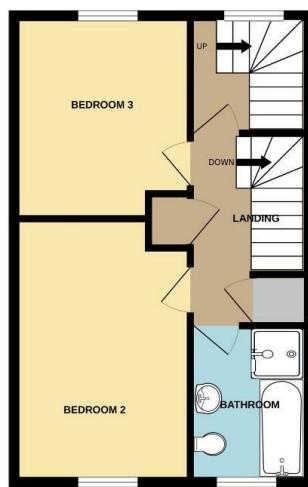


## Floor Plan

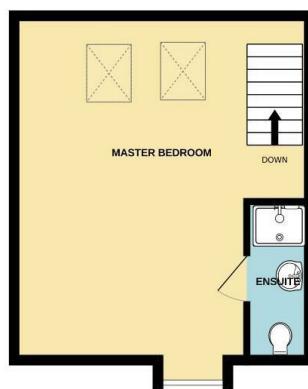
Ground Floor



1st Floor



2nd Floor



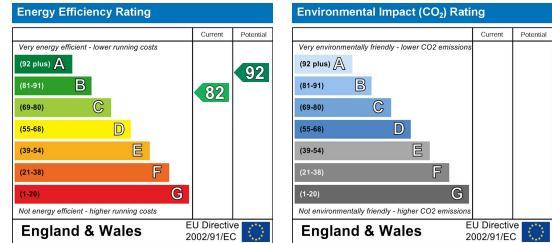
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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