



***83 Middlewich Road, Northwich, CW9 7BU***  
***Offers over £140,000 – No chain***

*Offered for sale with no onward chain, this well-presented mid-terraced home is ideally situated in a convenient location close to local amenities and transport links. The ground floor accommodation comprises a spacious lounge/dining room, fitted kitchen, and separate utility area. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear yard, perfect for al fresco dining and outdoor entertaining. Ideal for first-time buyers, downsizers, or investors alike, early viewing is highly recommended.*

## Accommodation

*LOUNGE DINER 11' 8" x 28' 2" (3.56m x 8.59m)*

*With double glazed windows to the front and rear elevations, wall mounted radiator, stairs rise to the first floor and a door leads to the kitchen.*

*KITCHEN 5' 6" x 9' 6" (1.68m x 2.9m)*

*With a double glazed window to the side elevation. Fitted with a range of kitchen units, sink unit and mixer tap, cooker, fridge freezer.*

*UTILITY AREA*

*Space and plumbing for washing machine and a door leads to the garden.*

*BEDROOM ONE 12' 2" x 10' 1" (3.71m x 3.07m)*

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

*LANDING*

*Loft access, doors lead to bedroom two and the bathroom.*

*BEDROOM TWO 9' 5" x 11' 0" (2.87m x 3.35m)*

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

*BATHROOM*

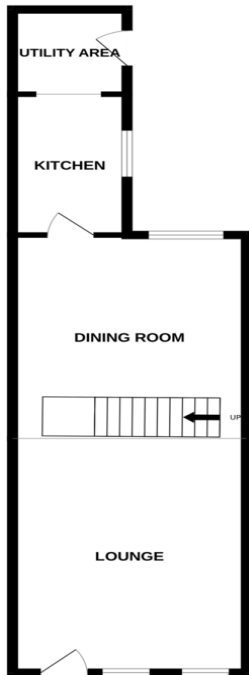
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and 'P' shaped bath with shower over, tiled walls and tiled flooring.*

*EXTERNALLY*

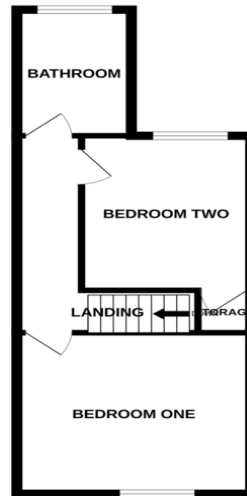
*A low maintenance rear yard, ideal for al-fresco dining.*



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.

**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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