



113 and 113a Middlewich Road, Northwich, Cheshire, CW9 7BY

£110,000

Commercial premises and one bedroom apartment

An outstanding investment opportunity to acquire a shop with a reliable sitting tenant, offering immediate rental income, alongside a one-bedroom apartment. The residential accommodation features a spacious lounge diner, fitted kitchen and bathroom, making it an attractive option for tenants or owner-occupiers alike. Early viewing is highly recommended—call now to arrange your priority appointment.

Accommodation

THE APARTMENT

LOUNGE DINER 21' 9 max" x 15' 2 max" (6.63m x 4.62m)

With a double glazed window to the front elevation and wall mounted radiators and a door to the bedroom.

KITCHEN 7' 8" x 16' 9" (2.34m x 5.11m)

With double glazed patio doors to the rear and a double glazed window to the side. Fitted with a range of base and wall units, wall mounted boiler, wall mounted radiator.

BEDROOM 7' 5" x 10' 4" (2.26m x 3.15m)

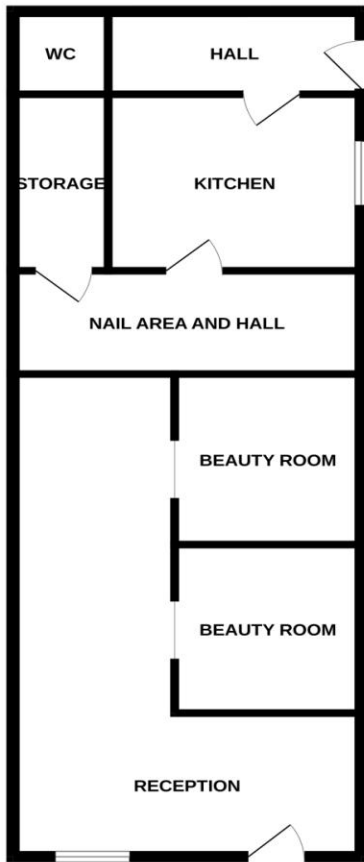
With a double glazed window to the front elevation and wall mounted radiator.

BATHROOM

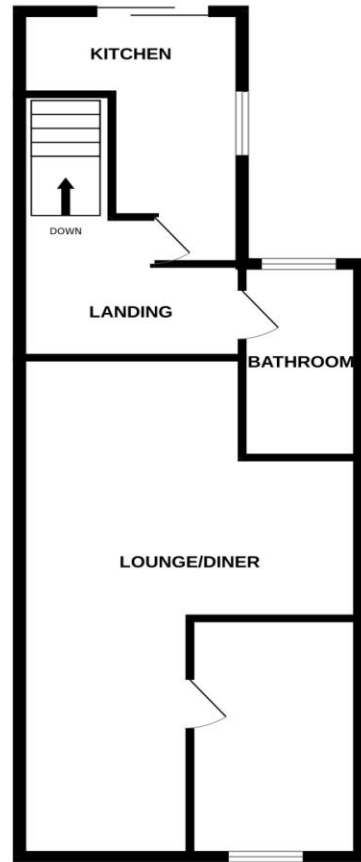
With a double glazed opaque window to the rear elevation. Fitted with a low level WC, hand wash basin and panelled bath with shower over.



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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