



49 Walnut Avenue, Weaverham, Northwich, Cheshire, CW8 3EE
£195,000 – No onward chain

Situated within the popular area of Weaverham, this well presented mid terrace home has benefited from a number of improvements in recent years, including solar panels, creating a warm and inviting home ideal for a variety of buyers. The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge diner, and a well-appointed breakfast kitchen to the ground floor. Upstairs, there are three generously sized bedrooms, together with a family bathroom and separate WC. Externally, the property enjoys low-maintenance gardens to both the front and rear, perfect for those seeking easy outdoor upkeep, parking area within the property's frontage, although there is currently no dropped kerb. Combining space, practicality and a convenient location, this lovely home is sure to impress, and viewing is highly recommended to fully appreciate everything it has to offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, doors to the lounge and kitchen and stairs rise to the first floor.

LOUNGE DINER 19' 7" x 11' 9 max" (5.97m x 3.58m)

With double glazed windows to the front and rear elevations, wall mounted radiator, gas fire and fireplace.

BREAKFAST KITCHEN 9' 3" x 12' 3" (2.82m x 3.73m)

With a double glazed window to the rear elevation and a door to the rear garden. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob, space and plumbing for washing machine, dishwasher and dryer.

LANDING

Loft access, cupboard housing the boiler and doors to all rooms.

BEDROOM ONE 13' 7" x 8' 1" (4.14m x 2.46m)

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

BEDROOM TWO 12' x 11' 1" (3.66m x 3.38m)

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

BEDROOM THREE 9' 3" x 9' (2.82m x 2.74m)

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

BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a panelled bath with shower over and hand wash basin, part tiled walls.

WC

With a double glazed opaque window to the rear elevation and low level WC.

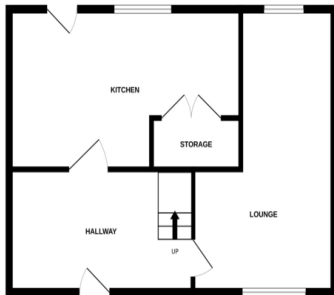
EXTERNALLY

Externally, the property benefits from parking area, although there is currently no dropped kerb. To the rear, the low-maintenance garden enjoys imprint concrete patio, together with a useful storage shed and outside WC, whilst a gate provides rear access.

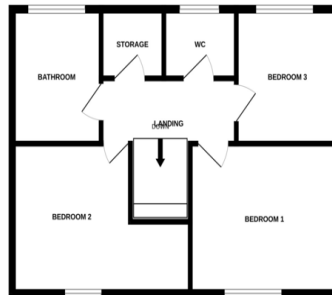
The area benefits from many shops, cafes, healthcare services, and well-known schools such as Forest Street Primary School, St Bede's Catholic Primary School and Weaverham High School. Good transport links make it easy to reach Northwich, Hartford, and the motorway, making it a great place for both commuters and families.



GROUND FLOOR



1ST FLOOR



While 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.

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