



316 London Road, Northwich, cheshire, CW9 8DX

£150,000 – No onward chain

*Looking for a charming cottage in a convenient location with **no onward chain**? This delightful home could be just what you've been searching for.*

The accommodation briefly comprises a spacious lounge/dining room, a fitted kitchen and a ground floor bathroom. To the first floor are two well-proportioned bedrooms, while outside the property benefits from a useful storage shed.

Perfect for first-time buyers, downsizers or investors, this characterful property offers a fantastic opportunity to step onto the property ladder or expand your portfolio. Early viewing is highly recommended to avoid disappointment. Contact us today to arrange your viewing.

Accommodation

LOUNGE/DINER – 12'0" x 21'4" (3.66m x 6.50m)

A spacious dual-aspect lounge/dining room with double glazed windows to the front and rear elevations, allowing plenty of natural light. Featuring laminate flooring, a wall-mounted radiator, a useful under-stairs storage cupboard, stairs leading to the first floor, and a door providing access to the kitchen.

KITCHEN – 8'6" x 7'8" (2.59m x 2.34m)

Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and mixer tap. Integrated oven and hob, with space and plumbing for a washing machine. Double glazed windows to the side and rear elevations provide natural light, and a door leads to a useful storage cupboard.

BATHROOM

Fitted with a three-piece suite comprising a corner bath, low-level WC and wash hand basin. Double glazed opaque window to the side elevation.

LANDING

With loft access and doors leading to both bedrooms.

BEDROOM ONE – 12'0" x 10'5" (3.66m x 3.18m)

A well-proportioned double bedroom with a double glazed window to the front elevation and a wall-mounted radiator.

BEDROOM TWO – 10'4" x 9'1" (3.15m x 2.77m)

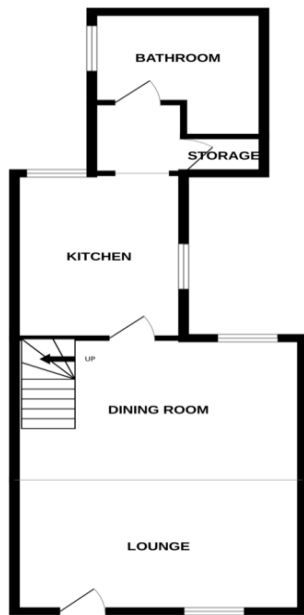
A good-sized second bedroom with a double glazed window to the rear elevation and a wall-mounted radiator.

EXTERNALLY

The property benefits from a useful external storage shed, providing additional storage space.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Metropix ©2020

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

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.