



11 Forster Avenue, Weaverham, Northwich, Cheshire, CW8 3BH
£210,000

Extended by the current owner, this attractive two-bedroom home offers spacious and versatile accommodation, complemented by a separate study, sun room and generous rear garden. The ground floor comprises an entrance hall, spacious lounge with feature gas fireplace, kitchen/diner and a bright sun room with double doors opening onto the garden. To the first floor are two well-proportioned bedrooms, a versatile study and shower room. Externally, the property benefits from a gated driveway providing off-road parking, established shrubs and gravelled frontage, with gated side access leading to the generous rear garden. The garden offers lawned and gravelled areas, patio space, borders and a paved area with two large sheds. An excellent opportunity for buyers seeking a well-maintained home with flexible living space and excellent outdoor areas.

Accommodation

An attractive and well-proportioned two-bedroom extended home, which has been extended by the current owner to provide versatile accommodation across two floors. The property benefits from a separate study, sun room, gated driveway and a generous rear garden with useful storage.

Entrance Hall

A welcoming entrance hall with front door, stairs rising to the first floor and doors leading to the lounge and kitchen/diner.

Kitchen/Diner

8.33ft x 20ft

The kitchen area is fitted with a range of wall and base units, integrated extractor fan and a one-and-a-half bowl stainless steel sink with mixer tap. There are tiled walls and tiled flooring to the kitchen area, while the dining area benefits from carpet flooring. UPVC windows overlook the rear and side elevations, with access from the dining area to both the sun room and rear garden.

Lounge

12ft x 15.98ft

A spacious reception room featuring an integrated gas fireplace and UPVC window overlooking the front elevation. An archway leads through to the sun room, creating a lovely flow between the two reception spaces.

Sun Room

9.56ft x 12.49ft

A particularly useful additional reception space enjoying views over the rear garden. The sun room benefits from UPVC windows, additional high-level windows to the side elevation and double doors opening directly onto the rear garden.

First Floor Landing

The first-floor landing provides access to bedroom one and the study, with stairs returning to the ground floor.

Bedroom One

10.75ft x 10.15ft

A well-proportioned bedroom with UPVC window overlooking the front elevation.

Bedroom Two

8.01ft x 11.54ft

A further bedroom with UPVC window overlooking the rear elevation, together with loft access.

Study

8.8ft x 10.42ft

A versatile study providing an ideal space for working from home, hobbies or additional storage. The room provides access to the shower room, Bedroom Two and loft space.

Shower Room

Fitted with a freestanding shower, wash hand basin and WC, with a window overlooking the rear elevation.

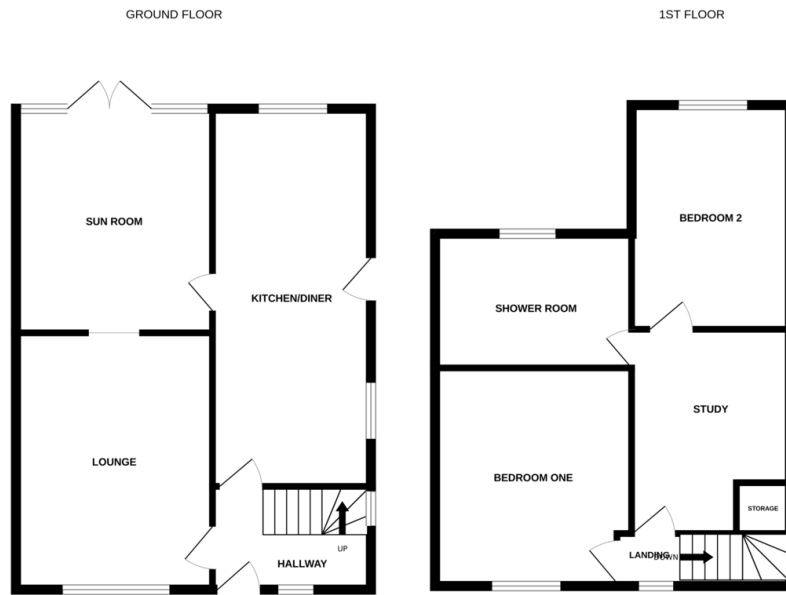
Outside

Externally, the property benefits from a gated driveway providing off-road parking, with a gravelled area and established shrubs to the front. Gated side access leads through to the rear garden.

The generous rear garden comprises a combination of gravelled and lawned areas, with a paved area to the rear providing space for two large sheds. There is also a patio area with borders, offering an ideal space for outdoor seating and entertaining.

Double doors provide direct access from the garden into the sun room, while side access leads conveniently through to the kitchen and around to the front of the property.





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