



7 Alan Street, Northwich, CW9 7AB
£175,000 – No onward chain

Offered for sale with no onward chain and conveniently situated within walking distance of the railway station, this recently improved three-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The accommodation comprises an entrance hall, a spacious lounge/dining room, fitted kitchen, and separate utility room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing or entertaining. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation

ENTRANCE HALL

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

LOUNGE 10' 8" x 13' 8" (3.25m x 4.17m)

With a double glazed bay window to the front elevation, laminate flooring and wall mounted radiator.

DINING ROOM 11' 3" x 13' 1" (3.43m x 3.99m)

With a double glazed window to the rear elevation, laminate flooring and wall mounted radiator. A door leads to the kitchen.

KITCHEN 10' 9" x 8' 9" (3.28m x 2.67m)

With a double glazed window to the side elevation and a door leads to the utility. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated electric oven and hob.

UTILITY ROOM 4' 7" x 8' 9" (1.4m x 2.67m)

With a double glazed window to the rear elevation and a door leads to the garden. Base units and space and plumbing for washing machine.

LANDING

Loft access, cupboard providing storage and doors to all rooms.

BEDROOM ONE 14' 3" x 12' (4.34m x 3.66m)

With two double glazed windows to the front elevation, laminate flooring and wall mounted radiator.

BEDROOM TWO 9' x 10' (2.74m x 3.05m)

With a double glazed window to the side elevation, wall mounted radiator and cupboard housing boiler.

BEDROOM THREE 8' 1" x 8' (2.46m x 2.44m)

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

BATHROOM

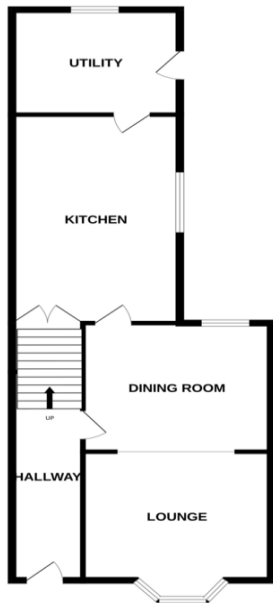
Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, part tiled walls.

EXTERNALLY

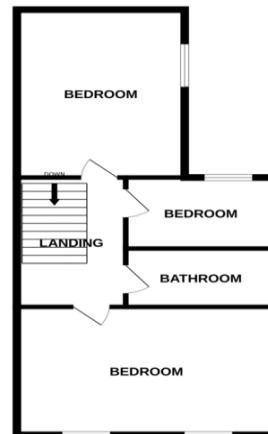
An enclosed rear yard.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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