

**66 The Crescent, Weaverham, Northwich, CW8 3LQ**

**£200,000 – No onward chain**

Available with no onward chain, this attractive end-terraced family home also benefits from solar panels, helping to keep utility bills low. The ground floor offers a generous entrance hall, a bright lounge/diner, kitchen and a conservatory providing additional living space. To the first floor are three bedrooms and a family bathroom complete with a jacuzzi bath. The enclosed rear garden is perfect for children, pets, and summer entertaining.

## Accommodation

### **ENTRANCE HALL**

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

### **LOUNGE DINER 12' 3" x 19' 7" (3.73m x 5.97m)**

*With a double glazed window to the front elevation and French doors lead to the conservatory. Wall mounted radiator and laminate flooring.*

### **KITCHEN 10' 5" x 6' 5" (3.18m x 1.96m)**

*With a double glazed window to the rear elevation and a door which leads to the rear hall. Useful under stairs storage. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap, space for cooker and space and plumbing for washing machine, part tiled walls.*

### **LANDING**

*Loft access and doors to all rooms.*

### **BEDROOM ONE 10' 2" x 11' 2" (3.1m x 3.4m)**

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

### **BEDROOM TWO 12' 3" x 9' 1" (3.73m x 2.77m)**

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

### **BEDROOM THREE 10' 8" x 11' 2" (3.25m x 3.4m)**

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

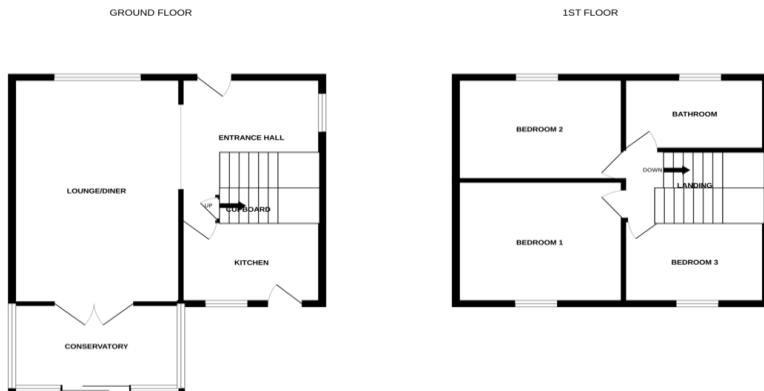
### **FAMILY BATHROOM**

*With a double glazed opaque window to the front elevation. Fitted with a suite comprising jacuzzi bath, low level WC, hand wash basin and cupboard housing the boiler.*

### **EXTERNALLY**

*To the front is mainly laid to lawn with a path that leads to the entrance door. To the rear is a brick built storage shed and WC. Laid to lawn and patio area, ideal for al fresco dining.*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and not guaranteed to be correct. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is for guidance only and has not been tested and no guarantee as to their operability or efficiency can be given.  
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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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