



***26 Broomsfield Lane, Barnton, Northwich, Cheshire, CW8 4QE***  
***£150,000***

*This well presented two bedroom terraced home is an ideal choice for first-time buyers, priced competitively, it offers excellent value for money. Inside, the home features a welcoming entrance porch, a bright lounge, breakfast kitchen and utility to the ground floor. Upstairs, you will find two generously sized double bedrooms and a modern family bathroom. Outside, the home boasts a private, enclosed rear garden and off-road parking. Viewing essential to fully appreciate.*

## **Accommodation**

### **ENTRANCE PORCH**

*Accessed via the entrance door, laminate flooring and a door leads to the kitchen diner.*

### **LOUNGE 10' 2" x 15' 10" (3.11m x 4.84m)**

*With double glazed windows to the front and rear elevations. Wall mounted gas fire, wall mounted radiator and stairs rise to the first floor.*

### **KITCHEN DINER 10' 2" x 11' 4" (3.12m x 3.46m)**

*With a double glazed door and window to the rear elevation, leading to the garden. Fitted with a range of base and wall units with work surface over incorporating a sink unit. Space for cooker, space and plumbing for washing machine, part tiled walls and two useful storage cupboards.*

### **UTILITY AREA 6' 5" x 5' 2" (1.98m x 1.58m)**

*With a double glazed door to the front elevation. Space for fridge freezer and dryer.*

### **LANDING**

*With a double glazed window to the rear elevation, doors lead to all rooms.*

### **BEDROOM ONE 15' 10" x 10' 2" (4.83m x 3.12m)**

*With double glazed windows to the front elevation, wall mounted radiator and cupboard providing storage.*

### **BEDROOM TWO 11' 5" x 9' 11" (3.49m x 3.04m)**

*With double glazed windows to the front elevation, wall mounted radiator and cupboard providing storage.*

### **FAMILY BATHROOM**

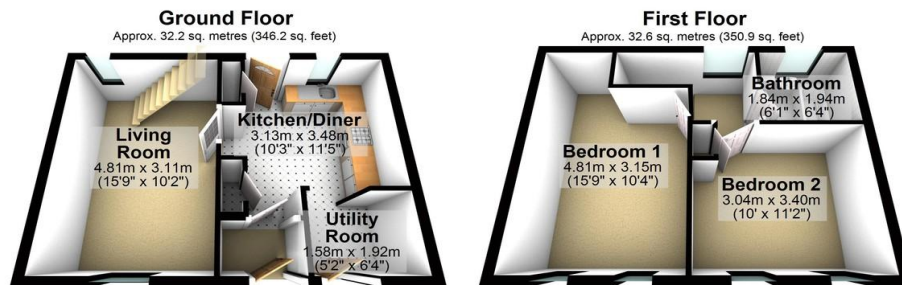
*With an opaque window to the rear elevation. Fitted with a suite comprising paneled bath with shower over, low level WC and hand wash basin in a vanity unit. Tiled walls and chrome towel rail.*

### **EXTERNALLY**

*To the front is laid to lawn and off road parking. To the rear is a low maintenance garden.*







Total area: approx. 64.8 sq. metres (697.1 sq. feet)

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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