





112 Greenall Road, Northwich, Cheshire, CW9 5RN
£130,000

NO ONWARD CHAIN! This two-bedroom mid-terraced property is situated in a popular residential area and represents an excellent purchase for both first-time buyers and investors alike. Warmed by gas central heating and complemented by uPVC double-glazed windows and doors, the property offers a fantastic opportunity for a new owner to put their own stamp on it. Ideally located within walking distance of local amenities and the train station, the property briefly comprises a dining room, lounge, kitchen with fitted appliances, useful utility area and well-appointed family bathroom. To the first floor is the main bedroom with fitted wardrobes, along with a further double bedroom. Externally, there is an enclosed rear yard with an access gate, providing a useful outdoor space. With no onward chain and a convenient location, this property is well worth viewing.

Accommodation

NO ONWARD CHAIN! A fantastic opportunity to purchase this two-bedroom mid-terraced property, ideally situated in a popular residential area within easy walking distance of local amenities and the train station. Offering well-proportioned accommodation across two floors, this property would make an excellent first-time purchase or investment opportunity, with plenty of scope to put your own stamp on it and create a home to suit your taste. The property benefits from gas central heating and uPVC double glazing and briefly comprises a dining room, separate lounge, fitted kitchen with appliances, useful utility area and family bathroom. To the first floor are two good-sized double bedrooms, with the main bedroom benefiting from fitted wardrobes. Externally, there is an enclosed rear yard with gated access.

Ground Floor

Dining Room – 10'02" x 11'07"
uPVC composite entrance door, uPVC double-glazed window to the front elevation and radiator.

Lounge – 11'03" x 11'07"
uPVC double-glazed window to the rear elevation and radiator.

Kitchen – 11'05" x 7'02"
Fitted with a range of wall and base units with work surfaces over, incorporating a gas hob, electric oven and stainless-steel sink with mixer tap. Part-tiled walls and tiled flooring. uPVC composite glazed door and double-glazed window to the side elevation.

Utility Area – 3'00" x 6'08"
Useful utility space with plumbing for a washing machine.

Family Bathroom
Fitted with a panel bath with mixer tap and shower attachment, low-level WC and pedestal wash hand basin. Part-tiled walls and tiled flooring, with uPVC double-glazed window to the rear elevation and radiator.

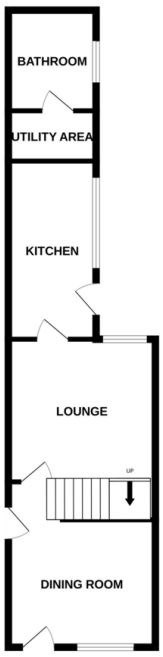
First Floor

Bedroom One – 10'00" x 11'07"
Good-sized double bedroom with uPVC double-glazed window to the rear elevation, radiator and fitted wardrobes.

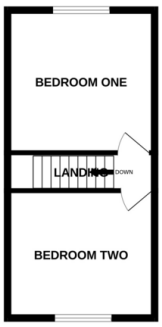
Bedroom Two – 10'00" x 11'07"
Further well-proportioned double bedroom with uPVC double-glazed window to the front elevation and radiator.

Externally
To the rear is an enclosed flagged yard with a gated access point, providing a low-maintenance outdoor space.

GROUND FLOOR



1ST FLOOR



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