



20 Wellington Street, Northwich, CW8 1EG



This deceptively spacious property on Wellington Street enjoys a quiet, no-through road setting, offering added privacy and minimal passing traffic and is sure to impress buyers looking for generous living accommodation.

As you enter the hallway, the true scale of the home remains pleasantly hidden. To the front is a cosy lounge, the perfect place to unwind in comfort and enjoy some peace and quiet.

Moving through to the rear, the property opens into a superb family area where everyday living comes together.

This versatile space is ideal for relaxing with the children, enjoying family meals at a large dining table, or hosting larger gatherings, thanks to its seamless flow into the kitchen/breakfast area which forms part of a well designed single storey extension and enhances the overall sense of space. As you arrive on the first floor via the centrally located staircase, you will find bedrooms one and two, both exceptionally large rooms. Bedroom two also offers the potential for a walk in wardrobe.

The family bathroom is located on this floor.

No Chain £185,000



Entrance Hallway:

Having a uPVC double glazed front door opening directly into the Hallway with doors leading through to the cosy lounge and family room, stairs to the first floor, ceiling light point.

Lounge: 3.70m (12' 2") x 3.30m (10' 10")

With its cosy lounge, having a uPVC double glazed window to the front elevation, radiator, ceiling light point.

Family Room: 4.90m (16' 1") x 3.20m (10' 6")

Located to the rear of the property and having two uPVC double glazed windows, access directly into the kitchen area, radiator, store cupboard, ceiling light point.

Breakfast Kitchen: 5.30m (17' 5") x 2.50m (8' 2")

Having two uPVC double glazed windows to the rear elevation, a uPVC double glazed door leading to the outside garden area, fully fitted kitchen with a range of base and wall units with complimentary worktop over; single electric oven with four ring gas hob, stainless steel sink with chrome mixer tap, partially tiled walls, breakfast bar area with space for stools, inset spot lighting, radiator, vinyl flooring.

Bedroom One: 4.90m (16' 1") x 3.30m (10' 10")

Having a uPVC double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Two: 3.70m (12' 2") x 2.30m (7' 7")

With a uPVC double glazed window to the rear elevation, walk in wardrobe area, radiator and ceiling light point.

Family Bathroom:

Taking a step down from the landing is the family bathroom to the rear of the property; comprising white suite, shower off the taps, fully tiled wall around bath/shower, tiled splashback behind the sink, heated towel rail, inset spotlights, extractor, vinyl flooring and uPVC double glazed window to the rear elevation.

Bedroom Three - Loft Room Conversion: 4.20m (13' 9") x 3.00m (9' 10")

Located on the top floor, stairs lead up to the bedroom, having two velux windows, built in wardrobes, radiator, inset spotlights.

Rear Garden:

Low maintenance garden, all flagged, fence panels and brick walled boundary with gate for side access, separate breeze block shed for storage.

Additional Information:

By request, the agent can provide information to a prospective buyer in relation to surrounding boundaries, dates of kitchen extension and loft conversion. The property is connected to both mains gas, electricity. water and mains sewage.

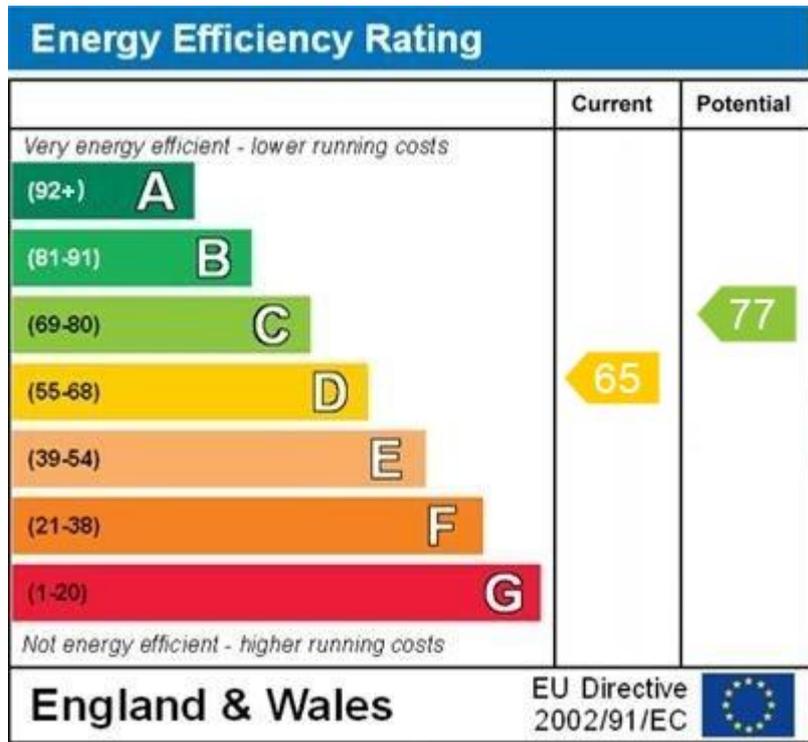






- EXTENDED THREE BED TERRACE PROPERTY
- NO THOROUGH ROAD OFFERS PEACEFUL LOCATION
- DECEPTIVELY SPACIOUS
- COSY LOUNGE
- FAMILY ROOM/DINING ROOM
- FITTED KITCHEN WITH BREAKFAST BAR AREA
- THREE DOUBLE BEDROOMS (ONE BEING THE LOFT CONVERSION)
- FAMILY BATHROOM
- WITHIN WALKING DISTANCE OF LOCAL SHOPS AND MAIN TOWN CENTRE
- NO THROUGH ROAD WITH ON STREET PARKING

Energy Performance Certificate



Floorplan

Approximate Gross Internal Area
1163 sq ft - 108 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk