



***81 Blake Lane, Sandiway, Northwich, Cheshire, CW8 2NW
£265,000 – No onward chain***

Situated in a highly sought-after location and sold for the first time in 60 years is this semi-detached home is offered for sale with no onward chain, making it an ideal purchase for buyers looking for a straightforward move. The ground floor accommodation comprises a spacious lounge/diner, fitted kitchen, rear vestibule with WC and storage. To the first floor, the property offers three well-proportioned bedrooms and a wet room. There is also an additional WC and storage area, accessed via the rear hall. Externally, the property benefits from gardens to both the front and large south facing rear garden, along with off road parking, a detached garage, providing useful storage or parking.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, useful cupboard providing storage and housing the boiler. Doors lead to the lounge and kitchen and stairs rise to the first floor.

LOUNGE DINER 18' 5" x 13' 4 max" (5.61m x 4.06m)

With double glazed windows to the front and rear elevations, wall mounted radiator, gas fire and a door leads to the kitchen.

KITCHEN 10' 4" x 11' 0" (3.15m x 3.35m)

With a double glazed window to the side and rear elevations. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap, integrated oven and hob, space and plumbing for washing machine, wall mounted radiator, a door leads to the rear hall.

REAR HALL

A door leads to the garden and doors lead to the WC and storage shed.

LANDING

With a double glazed window to the front elevation, loft access and doors lead to all rooms.

BEDROOM ONE 11' 1" x 13' 1" (3.38m x 3.99m)

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

BEDROOM TWO 11' 11" x 10' 5" (3.63m x 3.18m)

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

BEDROOM THREE 8' 0" x 9' (2.44m x 2.74m)

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

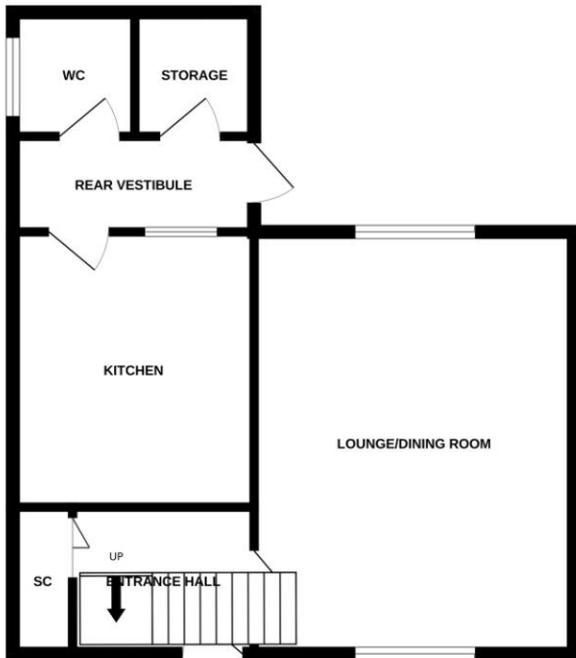
WET ROOM

With a double glazed opaque window to the front elevation. Fitted with a low level WC, hand wash basin and shower, tiled walls and cupboard providing storage.

EXTERNALLY

Gardens to the front and large south facing rear garden, laid to lawn, brick built storage, off road parking and garage.





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.

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