



2 John Brunner Crescent, Castle, Northwich, Cheshire, CW8 1DH
£200,000

Offered for sale with no onward chain, this property is an excellent opportunity for first-time buyers, families or investors. A well-presented three-bedroom semi-detached home situated in the popular Castle area of Northwich, within walking distance of the highly regarded Charles Darwin Primary School, local shops and amenities, and the exciting developments in Northwich town centre. The property briefly comprises an entrance hall, spacious lounge with feature fireplace and a bespoke kitchen/diner. To the first floor are three bedrooms and a well-appointed family shower room. Further benefits include gas central heating, uPVC double glazing, built-in bedroom storage and a partially boarded loft with pull-down ladder. Externally, there is a low-maintenance gated front garden with established planting, while the enclosed rear garden offers paved and gravelled areas, raised borders, a useful garden shed, and side access.

Accommodation

This well-presented three-bedroom semi-detached property is ideally situated in the popular Castle area of Northwich and is offered for sale with no onward chain. The property is within walking distance of the highly regarded Charles Darwin Primary School, local shops and amenities, as well as the exciting ongoing developments within Northwich town centre.

The property benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises an entrance hall, spacious lounge and bespoke kitchen/diner to the ground floor. To the first floor are three bedrooms and a well-appointed family shower room.

Externally, the property is approached via a gated front garden with a block-paved pathway and attractive gravelled borders. Gated side access leads to the enclosed rear garden, which offers paved and gravelled areas, raised borders and established planting.

Ground Floor

Entrance Hallway

Accessed via a uPVC double-glazed entrance door, the welcoming hallway features a side-facing uPVC double-glazed window and radiator.

Lounge – 14'2" x 11'7" (maximum measurements into bay)

A bright and comfortable reception room featuring a uPVC double-glazed box bay window overlooking the front garden. The room benefits from a feature fireplace housing a gas fire, laminate flooring and radiator.

Kitchen/Diner – 16'0" x 9'9"

The impressive kitchen/diner is fitted with an extensive range of modern wall, base and drawer units, complemented by work surfaces incorporating a stainless-steel sink and drainer with mixer tap.

Appliances include a gas oven with stainless-steel splashback and extractor hood, integrated dishwasher and fridge freezer, together with plumbing for a washing machine and space for a tumble dryer. Further features include tiled flooring, inset spotlights and useful under-stairs storage.

Two rear-facing uPVC double-glazed windows provide plenty of natural light, while a uPVC double-glazed door gives access to the rear garden. Radiator.

First Floor

Landing

With side-facing uPVC double-glazed window and access to all three bedrooms and the family shower room. There is also access to the loft space.

Bedroom One – 13'1" x 7'10"

A well-proportioned bedroom with rear-facing uPVC double-glazed window, built-in wardrobes providing hanging and storage space, together with additional over-bed storage. Access to the loft is provided via a pull-down ladder, with the loft being partially boarded. Radiator.

Bedroom Two – 10'2" x 9'7"

Featuring a front-facing uPVC double-glazed window and radiator.

Bedroom Three – 9'9" x 7'9"

A versatile third bedroom with rear-facing uPVC double-glazed window and radiator.

Family Shower Room

Fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin and corner shower enclosure. Finished with tiled walls, inset spotlights, lino flooring and a heated towel rail.

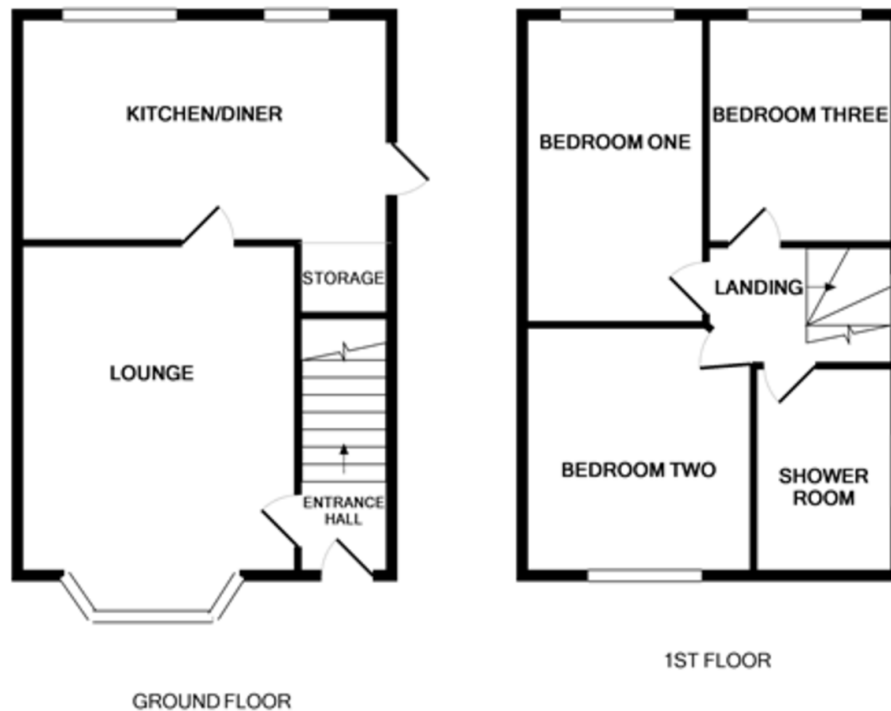
Outside

To the front, block-paved steps lead to the entrance door, with the property benefiting from a low-maintenance gravelled garden featuring a variety of attractive flowering bushes and shrubs.

A gated pathway provides access to the side of the property, where a raised border is well stocked with established flowering plants.

To the rear is an enclosed garden featuring a block-paved patio, raised gravelled area and additional paved seating space. Established bushes and shrubs provide an attractive backdrop, with fenced boundaries creating a private and secure outdoor space. The garden also benefits from a useful shed, providing excellent additional storage.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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