



90 Station Road, Northwich, Cheshire, CW9 5RB

£185,000

NO ONWARD CHAIN - Move straight into this beautifully renovated three-bedroom mid-terraced home, perfectly positioned within easy reach of Northwich town centre, local schools and transport links. Boasting three spacious reception areas including a lounge, dining room and breakfast room, together with a stylish kitchen, modern family bathroom and enclosed rear courtyard, this attractive property offers generous living space and contemporary finishes throughout. Early viewing is highly recommended.

The property is located in the popular area of Northwich which offers a comprehensive range of shopping, leisure and recreational amenities, to include Boots, WH Smith and Waitrose. For commuting purposes the A556 is a short distance away which allows access to the M6/M56 motorway networks which in turn allow easy access to Chester, Warrington, Liverpool, Manchester and Manchester International Airport making these available on a daily travelling basis.

Accommodation

Entrance Hall

A welcoming entrance hall with staircase rising to the first floor and access to the principal reception rooms.

Lounge

11'5" x 14'1" (3.48m x 4.30m)

A bright and spacious front reception room featuring a large bay window that fills the room with natural light, creating an inviting space to relax.

Dining Room

9'6" x 12'9" (2.90m x 3.90m)

A generous second reception room positioned at the heart of the home, providing an excellent space for family dining and entertaining, with an open flow through to the breakfast room.

Breakfast Room

8'6" x 11'9" (2.60m x 3.60m)

A versatile additional reception space offering room for casual dining or a seating area, with useful under-stairs storage and open access to the kitchen, creating a sociable layout ideal for modern living.

Kitchen

8'6" x 11'7" (2.60m x 3.55m)

Fitted with a stylish range of contemporary wall and base units complemented by ample work surface space, the kitchen enjoys views over the rear courtyard and provides direct access outside.

First Floor Landing

Providing access to all three bedrooms and the family bathroom.

Bedroom One

11'6" x 15'3" (3.51m x 4.65m)

A spacious principal bedroom extending across the front of the property, offering excellent proportions and ample space for freestanding furniture.

Bedroom Two

9'6" x 12'9" (2.90m x 3.90m)

A well-proportioned double bedroom overlooking the rear aspect.

Bedroom Three
8'6" x 10'11" (2.60m x 3.35m)

A generous third bedroom, ideal as a child's bedroom, guest room or home office.

Family Bathroom
5'6" x 11'10" (1.70m x 3.62m)

A beautifully appointed family bathroom fitted with a modern white suite including bath with shower over, wash hand basin and WC, finished with contemporary fixtures and fittings.

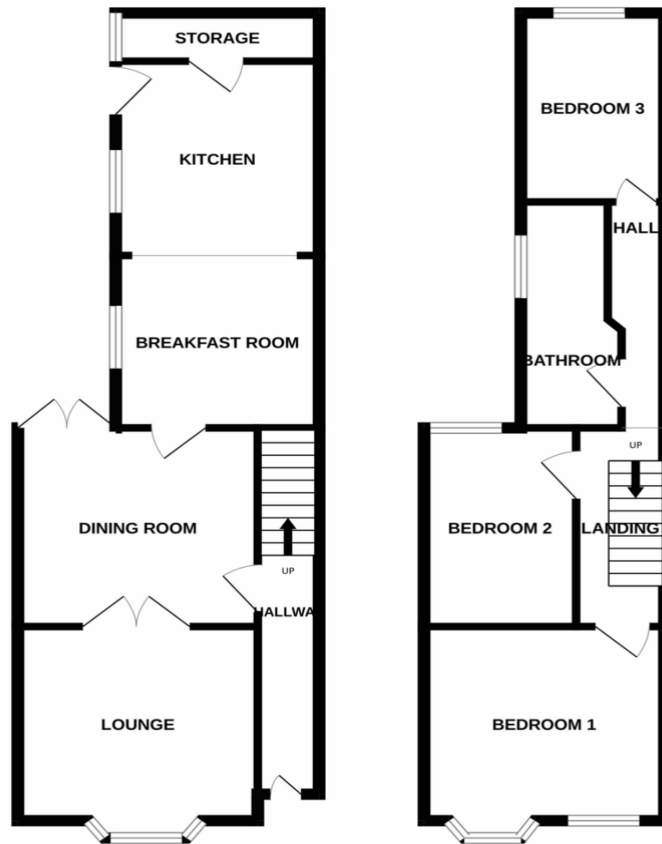
Externally

To the front, the property is set behind a gated forecourt, while the enclosed rear courtyard provides a low-maintenance outdoor space with gated rear access, ideal for outdoor seating and entertaining.

Having been renovated throughout and offered to the market with the significant advantage of no onward chain, this exceptional home is ready to move straight into. Early viewing is highly recommended to appreciate both the standard of finish and the spacious accommodation on offer.



GROUND FLOOR



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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