



42 Alan Street, Northwich, cheshire, CW9 7AQ
£155,000 – No onward chain

Offered for sale with no onward chain and ideally positioned within close proximity to the train station, this spacious mid-terraced home is perfect for commuters. The property welcomes you with an inviting entrance hall, leading to a bright and airy lounge through diner, alongside a well-proportioned breakfast kitchen on the ground floor. To the first floor, there are three bedrooms, including two generous doubles, as well as a family bathroom.

Externally, the property benefits from a low-maintenance rear yard, ideal for those seeking easy upkeep.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, useful understairs storage, doors leading to the lounge diner and kitchen and stairs rise to the first floor.

LOUNGE DINER 11' 4" x 23' 4" (3.45m x 7.11m)

With a double glazed bay window to the front elevation and a double glazed window to the rear elevation, wall mounted radiator, useful storage cupboard.

BREAKFAST KITCHEN 13' 3" x 6' 1" (4.04m x 1.85m)

With a double glazed window to the rear elevation and a double glazed door to the side elevation. 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.

LANDING

Loft access and doors to all rooms.

BEDROOM ONE 11' 6" x 10' 8" (3.51m x 3.25m)

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

BEDROOM TWO 10' 9" x 10' 8" (3.28m x 3.25m)

With a double glazed bay window to the rear elevation and wall mounted radiator. Cupboard housing combi boiler.

BEDROOM THREE 6' 2" x 6' 5" (1.88m x 1.96m)

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

BATHROOM

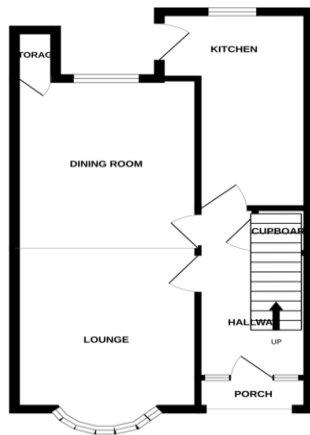
With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Tiled walls.

EXTERNALLY

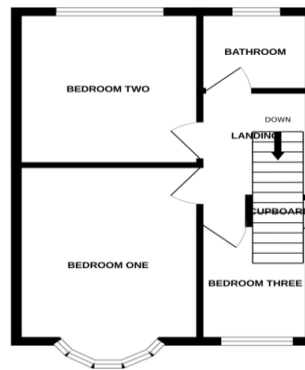
An enclosed rear yard.



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.
Made with Neotigo ©2020

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

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.