



104 Greenall Road, Northwich, Cheshire, CW9 5RN

£125,000

A well-maintained, two-bedroom mid-terraced property offered for sale with no onward chain. Ideally located within easy walking distance of local shops, the train station and schools, this property would make an ideal purchase for first-time buyers or investors. The ground floor comprises a lounge with fitted storage, a spacious kitchen/diner and a utility room providing access to the rear yard. To the first floor are two good-sized bedrooms and a separate family bathroom. Externally, the property benefits from a rear yard with a garden enjoying plenty of sunlight, ideal for summer barbecues. On-street parking is available outside the property.

Please note, the property is currently tenanted but will be vacant upon completion. Images are for marketing purposes only.

Accommodation

Please note the images shown are for marketing purposes only, as the property is currently tenanted but will be vacant upon completion.

A lovely, well-maintained, two-bedroomed mid-terraced property with no onward chain.

The house is situated within easy walking distance of the local shops, train station and schools.

Internally, to the ground floor there is a lounge with fitted storage cupboard, spacious fitted kitchen/diner and a utility room providing access to the rear yard.

To the first floor there are two good-sized bedrooms and a separate family bathroom.

Externally, there is a yard with garden which has lots of sunlight – ideal for summer barbecues.

The property benefits from on-street parking.

Overall, the property is ideal for first-time buyers or investors.

Ground Floor

Lounge 13'00 x 11'08"

1 x uPVC glass panel entrance door, 1 x uPVC double-glazed window to the front elevation, feature fireplace, 1 x radiator, storage cupboard.

Kitchen Diner 11'03" x 11'08" into 8'06"

1 x uPVC double-glazed window to the rear elevation. Fitted with a range of wall and base units with work surfaces over, incorporating an electric hob and oven, with a stainless-steel sink and mixer tap. 1 x radiator, stairs to the first floor.

Utility Room 10'07" x 4'09"

1 x uPVC door to the side elevation, 1 x uPVC double-glazed window to the side elevation, 1 x radiator, plumbing for a washing machine. The wall-mounted central heating boiler is also located in the utility room.

First Floor

Landing

Providing access to all rooms.

Bedroom One 9'08" into 6'10" x 11'09" into 5'10"

1 x uPVC double-glazed window to the front elevation, 1 x radiator.

Bedroom Two 9'04" max x 11'08"

1 x uPVC double-glazed window to the rear elevation, 1 x radiator, 2 x storage cupboards.

Family Bathroom

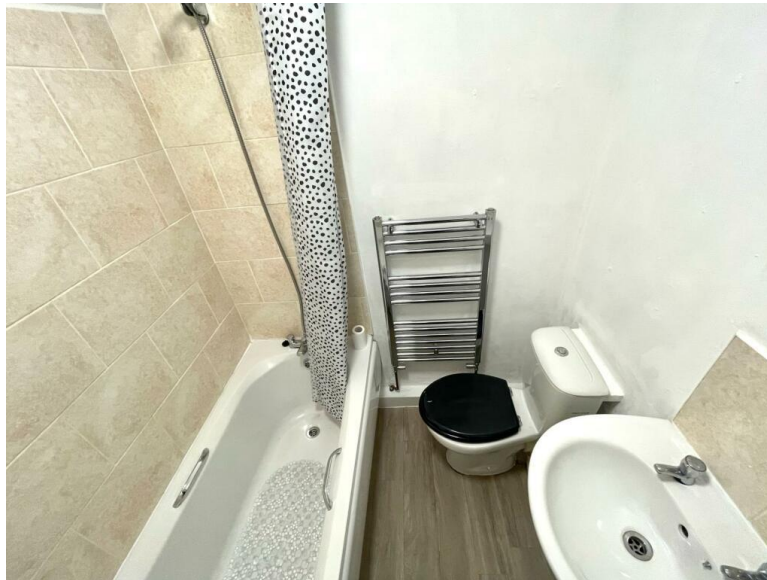
Fitted with a three-piece suite comprising a panel bath with shower attachment and shower rail, low-level WC, wash hand basin and chrome towel rail.

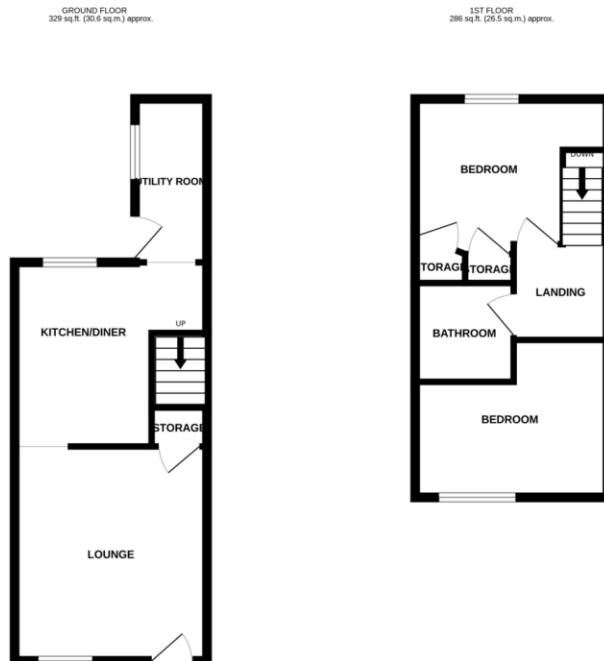
Externally

There is a yard with garden to the rear with an access gate. Fitted with a three-piece suite comprising a panel bath with shower attachment and shower rail, low-level WC, wash hand basin and chrome towel rail.

Externally

There is a yard with garden to the rear with an access gate.





TOTAL FLOOR AREA: 615 sq ft (57.1 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. 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 the appropriateness of efficiency can be given.
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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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