



9 Gibbon Drive, Lostock Gralam, Northwich, Cheshire, CW9 7QE
£210,000- No onward chain

Calling all first-time buyers and investors!! This spacious semi detached home is located just a short stroll to the local pub and restaurant, close to the A556 and excellent transport links to the M6 and the railway station. This home is ideally situated for convenience and lifestyle. With the added benefit of No Upward Chain, this property presents an excellent opportunity for those looking to move quickly. Do not miss out on this unique opportunity – contact us today to arrange your viewing as soon as possible as homes like this are in high demand!

Accommodation

ENTRANCE PORCH

Accessed via the entrance door and a door leads to the hallway.

HALLWAY

Stairs rise to the first floor and doors lead to the lounge and breakfast kitchen.

LOUNGE 11' 47" x 16' 43" (4.55m x 5.97m)

With a double glazed bow window to the front elevation and double doors lead to the dining room. Fire place with gasfire and wall mounted radiator.

DINING ROOM 14' 29" x 10' 89" (5mx 5.31m)

With a doors that lead to the lean too and wet room. Wall mounted radiator.

BREAKFAST KITCHEN 15' 9" x 12' 08" (4.8m x 3.86m)

With double glazed windows to the front and side elevations. Fitted with a range of base and wall units with worksurface over incorporating a sink unit, space for cooker, fridge freezer, washing machine and dryer. Wall mounted boiler, laminate flooring.

LEAN TOO 6' 11" x 21' 3" (2.11mx 6.48m)

With doors that lead to the garden and the garage.

WET ROOM

With an opaque window to the rear elevation. Fitted with a low level WC, hand wash basin and shower, wall mounted radiator.

LANDING

With a double glazed window to the rear elevation and doors to all the bedrooms.

BEDROOM ONE 15' 98" x 10' 17" (7.06m x 3.48m)

With double glazed windows to the front and rear elevations, wall mounted radiator.

BEDROOM TWO 7' 08" x 13' 10" (2.34mx 4.22m)

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

BEDROOM THREE 8' 25" x 7' 66" (3.07m x 3.81m)

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

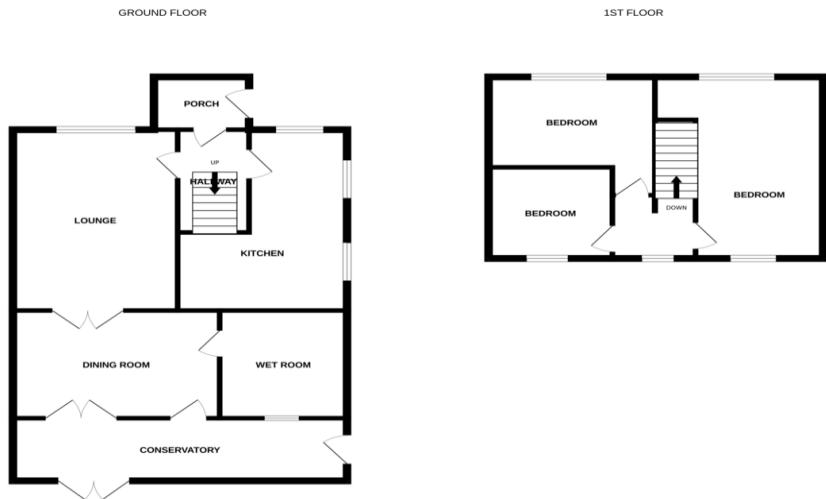
EXTERNALLY

To the front of the property is a driveway providing off road parking and leading to the garage. To the rear is an enclosed yard and storage shed.

GARAGE 9' 83" x 22' 09" (4.85m x 6.93m)

Electric door.





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.

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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