



***10 Wardle Drive, Northwich, CW9 7LW***  
***£350,000***

*This beautiful detached family home enjoys stunning views to the front and offers spacious, well-presented accommodation throughout. Upon entering, you are welcomed by an inviting entrance hall leading to a bright and comfortable lounge, featuring French doors that open onto the rear garden. The stylish kitchen diner also benefits from French doors, creating an ideal space for both family living and entertaining, while a convenient downstairs WC completes the ground floor. Upstairs, the property boasts three bedrooms, including a main bedroom with its own en-suite shower room, together with a modern family bathroom. Externally, the front of the property features a well-maintained lawn complemented by established shrubs, alongside a driveway providing off-road parking and access to the garage. To the rear, there is a fully enclosed garden, predominantly laid to lawn, offering an excellent space for children to play or for relaxing outdoors.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted radiator, cupboard providing storage, doors lead to the lounge, kitchen diner and guest WC, stairs rise to the first floor.*

### *LOUNGE 10' 5" x 17' (3.18m x 5.18m)*

*With a double glazed window to the front elevation and double glazed French doors which lead to the garden, wall mounted radiator.*

### *KITCHEN/DINER 17' 1" x 15' 5" (5.21m x 4.7m)*

*With a double glazed window to the front elevation and double glazed French doors lead to the garden. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob, space and plumbing for washing machine, dishwasher and fridge freezer, wall mounted radiator.*

### *WC*

*With a double glazed opaque window to the side elevation. Fitted with a low level WC and hand wash basin, wall mounted radiator.*

### *LANDING*

*With a double glazed window to the rear elevation, doors lead to all rooms.*

### *BEDROOM ONE 9' 9" x 15' 8" (2.97m x 4.78m)*

*With a double glazed window to the front elevation, wall mounted radiator and a door to the en-suite.*

### *ENSUITE*

*With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls.*

### *BEDROOM TWO 9' 6" x 12' 9" (2.9m x 3.89m)*

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

### *BEDROOM THREE 7' 3" x 2' (2.21m x 0.61m)*

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

### *FAMILY BATHROOM*

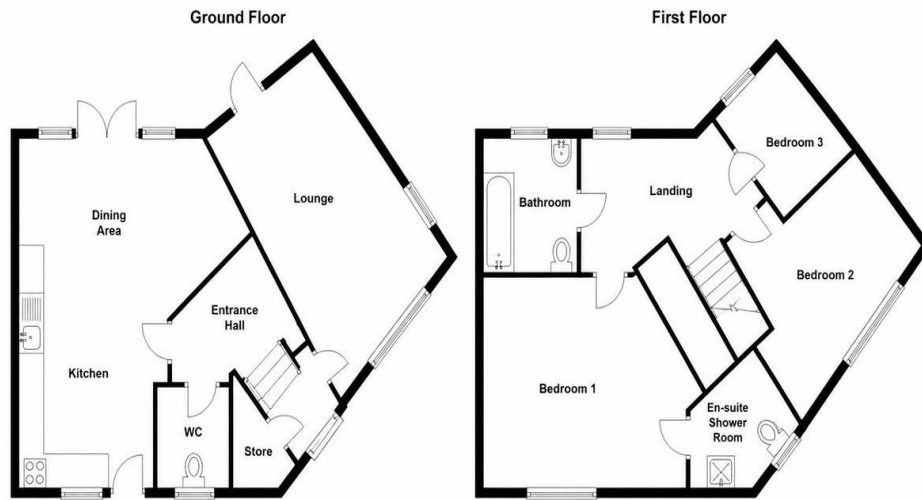
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, part tiled walls and wall mounted radiator.*

### *EXTERNALLY*

*Laid to lawn and well established shrubs and plants. A driveway provides off road parking and leads to the garage. The enclosed rear garden is mainly laid to lawn.*

*GARAGE 15' x 9' (4.57m x 2.74m) With an up and over door, power and lighting.*





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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