



41 Manchester Road, Northwich, Cheshire, CW9 5LY
£140,000

Are you searching for your first home or an excellent investment opportunity? If so, look no further. This charming two-bedroom mid terrace property is ideally positioned within easy reach of the train station and a range of local amenities. The accommodation comprises a lounge through dining room and a fitted kitchen to the ground floor. Upstairs, you'll find two generous double bedrooms, a family bathroom, and a useful storage area accessed from the bathroom, providing valuable additional space. Outside, the property enjoys an enclosed rear garden, ideal for relaxing or entertaining, together with the added benefit of two parking spaces, which are included within the property's deeds by agreement with Tesco. Viewing is highly recommended to fully appreciate the accommodation and superb location this property has to offer.

Accommodation

LOUNGE DINER 11' 2" x 25' 5" (3.4m x 7.75m)

Accessed via the entrance door, double glazed windows to the front and rear elevations, wall mounted radiators, a door leads to the kitchen and stairs rise to the first floor.

KITCHEN 5' 4" x 14' (1.63m x 4.27m)

With double glazed windows to the side and rear elevations and a door that leads to the side. 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 and dishwasher.

LANDING

Doors lead to the bedrooms and bathroom.

BEDROOM ONE 11' 2" x 11' 0" (3.4m x 3.35m)

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

BEDROOM TWO 10' 5" x 10' 5" (3.1m x 3.1m)

With a double glazed window to the rear elevation and wall mounted radiator. A useful storage cupboard with loft access.

BATHROOM

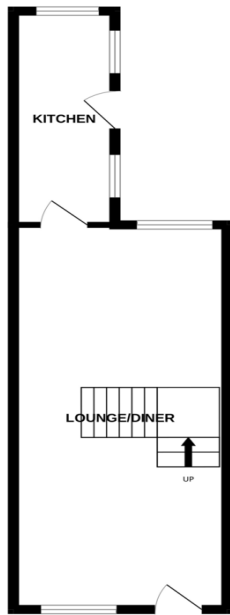
With an opaque double glazed window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, part tiled walls, useful storage cupboard providing ample storage and housing the combi boiler.

EXTERNALLY

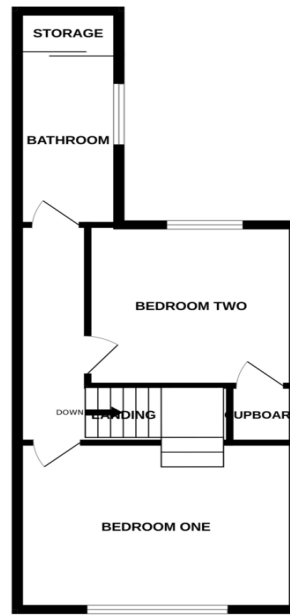
To the rear is an enclosed garden, mainly laid to lawn with patio area, ideal for al-fresco dining. Two parking spaces, which are included within the property's deeds by agreement with Tesco. Side access to the rear garden.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description 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.
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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.

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