



37 Walnut Avenue, Weaverham, Northwich, Cheshire, CW8 3EE
£195,000

No onward chain! A well-presented three-bedroom mid-terrace home situated in the sought-after village of Weaverham. Benefiting from a private driveway with dropped kerb providing off-road parking, a spacious lounge with wall-mounted electric fire, fitted kitchen, three well-proportioned bedrooms, family bathroom and separate WC. Externally, the property offers an enclosed rear garden with an outdoor WC. Conveniently located close to local amenities, schools and excellent transport links, this property is ideal for first-time buyers, families or investors.

Accommodation

Offered to the market with no onward chain, this well-presented three-bedroom mid-terrace property offers spacious accommodation throughout, together with off-road parking via a dropped kerb and private driveway. Situated in the popular village of Weaverham, the property is ideally suited to first-time buyers, families, or investors.

Weaverham is a sought-after Cheshire village offering a range of local amenities including shops, schools, pubs, cafés and supermarkets, together with excellent transport links to Northwich, Winsford and the motorway network. The village also benefits from nearby countryside walks and the picturesque River Weaver, making it an ideal location for families and commuters alike.

Entrance Hall

Double glazed entrance door providing access to the property, stairs rising to the first floor, and doors leading to the ground floor accommodation.

Lounge

19'08" x 11'10" (narrowing to 9'00")

A spacious reception room with a double glazed window to the front elevation, radiator, contemporary wall-mounted electric fire, and ample space for both living and dining furniture.

Kitchen

13'08" (narrowing to 9'04") x 12'02" (narrowing to 6'02")

Fitted with a range of wall and base units incorporating complementary work surfaces, integrated hob and oven, stainless steel sink with drainer, plumbing for a washing machine, double glazed window, radiator, and a door providing access to the rear garden.

First Floor Landing

Providing access to all first-floor accommodation.

Bedroom One

13'07" x 8'01"

Double glazed window and radiator.

Bedroom Two

12'00" x 11'01"

Double glazed window and radiator.

Bedroom Three

9'03" x 9'00"

Double glazed window and radiator.

Bathroom

Fitted with a panelled bath with shower over and wash hand basin, together with a double glazed window and radiator.

Separate WC

Low-level WC with double glazed window.

Storage Cupboard

Useful built-in storage cupboard located on the first floor.

Externally

To the front of the property is a private driveway providing off-road parking, accessed via a dropped kerb. To the rear is an enclosed garden with an outdoor WC, offering useful additional storage and practicality.

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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