



84 Granville Road, Northwich, Cheshire, CW9 8EY
£300,000 – No onward chain

Offered for sale with no onward chain, this fantastic three-bedroom semi-detached home benefits from the added advantage of a self-contained one-bedroom annex, making it ideal for multi-generational living, guest accommodation or those looking for additional versatile space. The main property comprises an inviting entrance hall, a spacious lounge, fitted kitchen, conservatory, utility, family bathroom, and three well-proportioned bedrooms. Externally, the property enjoys a generous driveway providing off-road parking for several vehicles, a detached garage, and a beautifully maintained rear garden offering an excellent space for relaxing or entertaining. The self-contained annex comprises an open-plan lounge, kitchen and dining area, a double bedroom, and a shower room, providing flexible accommodation to suit a variety of needs.

Accommodation

THREE BEDROOM SEMI DETACHED HOME

ENTRANCE HALL

Accessed via the entrance door, double glazed window to the front elevation, a door leads to the lounge and stairs rise to the first floor.

LOUNGE/DINER 14' 9" x 15' 8" (4.5m x 4.78m)

With double glazed patio doors that lead to the Conservatory, wall mounted radiator and laminate flooring.

KITCHEN 11' x 10' 6" (3.35m x 3.2m)

With double glazed windows to the front elevation, a door leads to the side elevation and a door leads to the WC/Utility. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob.

UTILITY ROOM

With a double glazed opaque window to the rear elevation. Space and plumbing for washing machine, wall mounted boiler, space fridge freezer.

LANDING

A double glazed window to the front elevation, loft access and doors to all rooms.

BEDROOM ONE 11' 7" x 11' 5" (3.53m x 3.48m)

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

BEDROOM TWO 7' 9" x 10' 3" (2.36m x 3.12m)

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

BEDROOM THREE 7' 3" x 9' 8" (2.21m x 2.95m)

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

BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, tiled walls and chrome towel rail, useful storage cupboard.

ANNEXE

ENTRANCE HALL

Accessed via the entrance door to the side into the hall. Laminate flooring, cupboard providing storage.

LOUNGE/KITCHEN/DINER 10' 1" x 17' 5" (3.07m x 5.31m)

A lovely open plan space. With two double glazed windows to the front elevation, electric heater, laminate flooring. The kitchen is fitted with a range of units with worksurface over incorporating a sink unit, space for cooker.

BEDROOM 10' 5" x 10' 1" (3.18m x 3.07m)

With a double glazed window to the rear elevation, wall mounted electric heater.

SHOWER ROOM

With a double glazed opaque window to the rear elevation. Fitted with a shower cubicle and shower, hand wash basin and WC, towel rail, part tiled walls.

EXTERNALLY

To the front are laid to lawn area's with well established shrubs. Electric gates lead to the rear low maintenance gravelled garden with double detached garage and storage shed.





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.
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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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