

***19 The Old Orchard, Antrobus, Northwich, Cheshire, CW9 6LH  
£430,000 – No onward chain***

*Situated in the stunning village of Antrobus and offered for sale with no onward chain, this fantastic detached family home must be viewed to be fully appreciated. Upon entering the property, you are welcomed by a useful porch leading into an inviting hallway with guest WC. The ground floor offers a spacious lounge diner overlooking the rear garden, a further reception room, and a breakfast kitchen, providing excellent space for both family living and entertaining. Upstairs, the property boasts four double bedrooms, including a main bedroom with ensuite, along with a well-appointed shower bathroom. Externally, the home benefits from a driveway to the front, while to the rear there is a private enclosed garden featuring a patio area and lawn, ideal for outdoor relaxation and family activities.*

*Located in the picturesque village of Antrobus, it is essential to view both the property and its surroundings to fully appreciate everything they have to offer.*

## Accommodation

### *ENTRANCE PORCH*

*Accessed via the entrance door, double glazed windows to the front and side elevations, tiled flooring, a door leads to the entrance door. A useful area for coat storage.*

### *ENTRANCE HALL*

*Doors lead to the lounge, kitchen diner, snug, guest WC and stairs rise to the first floor. Wall mounted radiator and laminate flooring.*

### *LOUNGE/DINER 10' 9" x 23' 2" (3.28m x 7.07m)*

*Truly the hub of the home, a fantastic space for parties! With 2 sets of double glazed French doors which lead to the rear garden and a double glazed window to the rear. Wall mounted radiators, multi fuel burner, useful understairs storage and tri fold doors which lead to the snug.*

### *KITCHEN/DINER 16' 7" x 11' 8" (5.06m x 3.57m)*

*The kitchen is fitted with a range of base and wall units with worksurface over incorporating a Belfast sink and mixer tap. Space for oven, space and plumbing for dishwasher, part tiled walls and tiled flooring. The dining area has space for table and chairs, wall mounted radiator and laminate flooring.*

### *SNUG 12' 11" x 7' 3" (3.94m x 2.22m)*

*A universal room which could be used as a snug, playroom or even office if you work from home. A double glazed opaque window to the side elevation, laminate flooring and a door leads to the garage.*

### *GUEST WC*

*With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and laminate flooring.*

### *LANDING*

*Loft access, cupboard housing water tank, doors lead to all rooms.*

### *BEDROOM ONE 14' 1" x 13' 11" (4.31m x 4.25m)*

*With double glazed windows to the front elevation, wall mounted radiator, feature dressing area and double doors lead to the en-suite.*

### *ENSUITE*

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

### *BEDROOM TWO 14' 0" x 8' 1" (4.29m x 2.47m)*

*With double glazed windows to the rear elevation, wall mounted radiator.*

### *BEDROOM THREE 8' 8" x 12' 9" (2.65m x 3.89m)*

*With double glazed windows to the front elevation, wall mounted radiator and double wardrobe providing storage.*

**BEDROOM FOUR 8' 9" x 12' 5" (2.67m x 3.81m)**

*With double glazed windows to the rear elevation, wall mounted radiator and double wardrobe providing storage*

**SHOWER ROOM**

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

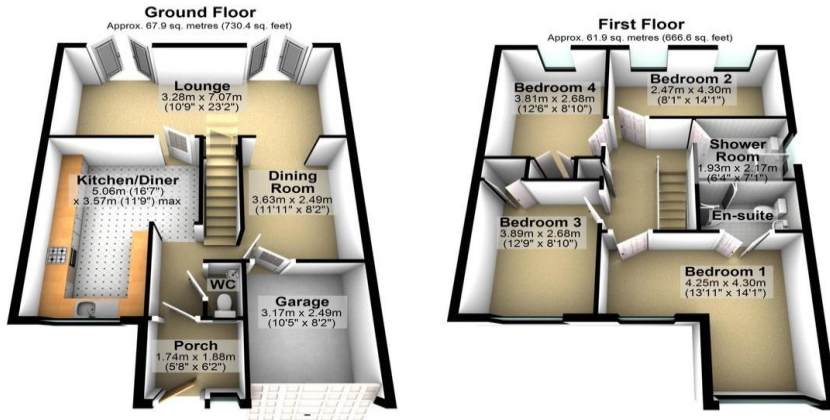
**EXTERNALLY**

*To the front is laid to lawn with a driveway providing off road parking. The rear enclosed garden has a patio area and laid to lawn. Fantastic space for al-fresco dining.*

**GARAGE 7' 4" x 10' 10" (2.26m x 3.31m)**

*With an up and over door, power and lighting, boiler, space and plumbing for washing machine.*





Total area: approx. 129.8 sq. metres (1396.9 sq. feet)

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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