



***2 Greenall Road, Northwich, Cheshire, CW9 5RN***  
***£170,000- No onward chain***

*Offered for sale with no onward chain, this larger-than-average end-terrace home occupies a convenient location close to the railway station and local amenities. The accommodation briefly comprises an entrance hall, spacious lounge, separate dining room, and a well-proportioned breakfast kitchen to the ground floor. To the first floor are two bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. A further staircase leads to a converted loft space. Externally, the property benefits from a small enclosed rear yard. Early viewing is highly recommended to fully appreciate the size, layout and potential this attractive home has to offer.*

## Accommodation

### *Ground Floor*

#### *Entrance Porch:*

*Accessed via the entrance door, a further door through to the entrance hall, wall mounted radiator and a door leads to the dining room.*

#### *Lounge: 14' 8" x 12' 1" (4.47m x 3.68m)*

*With double glazed windows to the front and side elevations, feature fireplace, radiator. Stairs to the first floor.*

#### *Dining room: 10' 9" x 13' 9" (3.28m x 4.19m)*

*With double glazed windows to the front and side elevations, wall mounted radiator.*

#### *Kitchen: 21' 9" x 7' 8" (6.63m x 2.34m)*

*Fitted with a range of base units with work surfaces over, space for cooker, two round sinks with mixer tap, space and plumbing for washing machine, part tiled walls, tiled flooring, boiler, entrance door to the rear elevation, two uPVC double glazed window to the side elevation.*

### *First Floor*

#### *Landing:*

*Bedroom One: 13' 8" x 11' 2" (overall maximum measurements) uPVC double glazed window to front elevation, spacious fitted wardrobes, radiator.*

*En-suite: Comprising low level WC, pedestal wash hand basin, shower unit with shower attachment, chrome towel rail, uPVC double glazed window to the side elevation.*

*Bedroom Two: 12' 0" x 11' 10" (overall maximum measurements) uPVC double glazed windows to the rear and side elevations, radiator.*

*Family Bathroom: Comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, shower head attachment and screen, part tiled walls, laminate flooring, airing cupboard, uPVC double glazed window to the rear elevation.*

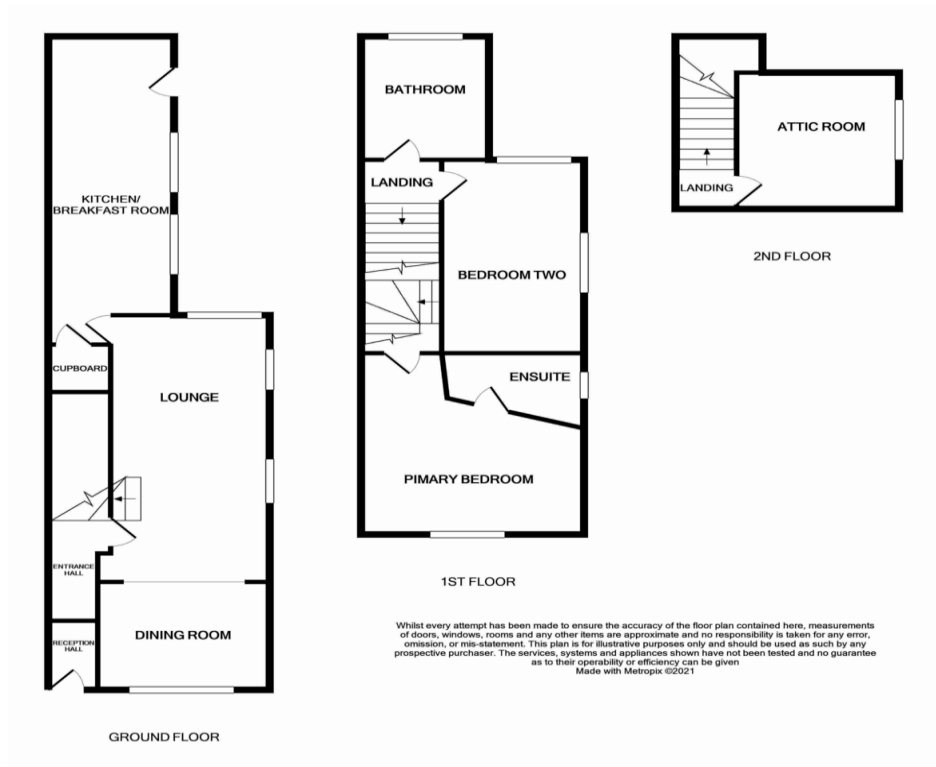
#### *Stairs to:*

*Attic Room: single glazed window to the side elevation.*

### *Outside*

*Externally there is an L shaped yard to the rear with planted borders and access gate.*





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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