



316 London Road, Northwich, cheshire, CW9 8DX
£165,000 – No onward chain

Looking for a charming cottage in a convenient location, offered with no onward chain? This delightful property could be exactly what you've been searching for. The ground floor features a spacious lounge through diner, along with a well-appointed kitchen and bathroom. Upstairs, you'll find two comfortable bedrooms. Outside, the property benefits from a useful storage shed. Ideal for first-time buyers, this lovely home is expected to attract plenty of interest—so don't miss out. Contact us today to arrange your priority viewing.

Accommodation

LOUNGE/DINER 12' x 21' 4" (3.66m x 6.5m)

With double glazed windows to the front and rear elevations, wall mounted radiator, laminate flooring, useful storage cupboard, a door leads to the kitchen and stairs rise to the first floor.

KITCHEN 8' 6" x 7' 8" (2.59m x 2.34m)

With a double glazed windows to the side and rear elevation, a door leads to a useful storage cupboard. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap, Integrated oven and hob, space and plumbing for washing machine.

BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising corner bath, low level WC and hand wash basin.

LANDING

Loft access and doors to both bedrooms.

BEDROOM ONE 12' 0" x 10' 5" (3.66m x 3.18m)

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

BEDROOM TWO 10' 4" x 9' 1" (3.15m x 2.77m)

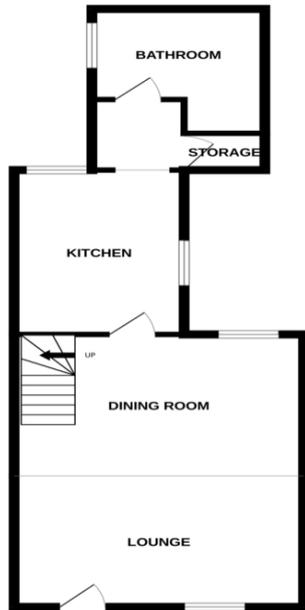
With a double glazed window to the rear elevation and wall mounted radiator.

EXTERNALLY

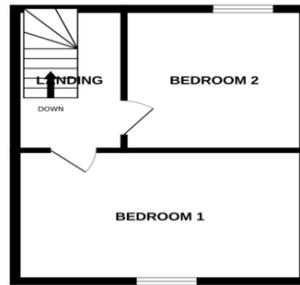
Useful outside storage shed.



GROUND FLOOR



1ST FLOOR



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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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.

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