



***61 Beeston Street, Castle, Northwich, Cheshire, CW8 1ER***  
***£99,950 – No onward chain***

*This three bedroom duplex property is situated in a popular residential area and is for sale with Vacant possession. Within walking distance of the local schools, shops and other amenities close to hand, the property is warmed by gas central heating which is complemented with uPVC double glazed windows. The accommodation comprises entrance hall, lounge/diner, kitchen and cloakroom on the first floor whilst to the second floor there are three bedrooms, storage and a family bathroom.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, double glazed window to the side elevation, cupboards providing storage, doors to the lounge and kitchen and stairs rise to the first floor.*

### *LOUNGE/DINER 15' 7" x 12' 2" (4.75m x 3.71m)*

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

### *KITCHEN 12' x 9' 7" (3.66m x 2.92m)*

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with work surface over incorporating a sink unit, integrated oven and hob, fridge freezer, space for washing machine and dryer.*

### *GUEST WC*

*Fitted with a low level WC and hand wash basin.*

### *LANDING*

*Loft access, cupboard providing storage, doors to all rooms.*

### *BEDROOM ONE 9' 2" x 12' 4" (2.79m x 3.76m)*

*With a double glazed window to the rear elevation, wall mounted radiator and cupboard housing the water tank.*

### *BEDROOM TWO 9' 7" x 12' (2.92m x 3.66m)*

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

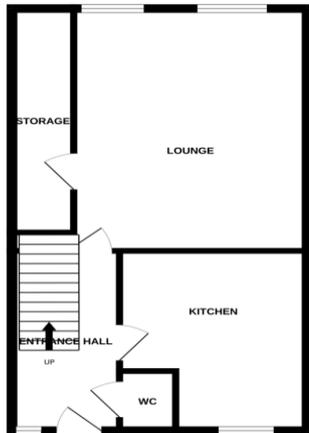
### *BEDROOM THREE 7' 2" x 8' 6" (2.18m x 2.59m)*

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

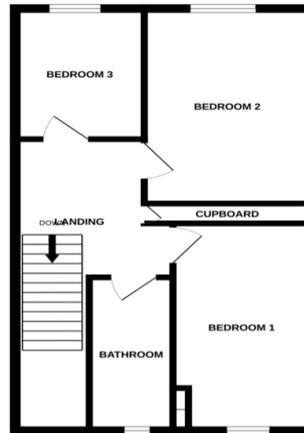
*BATHROOM With a double glazed opaque window to the rear elevation, fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over.*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

**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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