



***2 Flower Street, Castle, Northwich, Cheshire, CW8 1BZ***  
***Offers over £130,000 – No onward chain***

*Offered for sale with no onward chain, this end-terrace property is situated on the popular Flower Street in Castle and presents an excellent opportunity for first-time buyers and investors alike. The accommodation briefly comprises an entrance hall leading to two well-proportioned reception rooms and a fitted kitchen on the ground floor. To the first floor are two bedrooms and a shower room. Externally, the property benefits from an enclosed rear yard, providing a private outdoor space that is easy to maintain. Conveniently located close to a range of local amenities, schools and transport links, this home offers comfortable living in a sought-after residential location.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, stairs rise to the first floor and a door leads to the dining room.*

### *LOUNGE 9' 7" x 9' 7" (2.92m x 2.92m)*

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

### *DINING ROOM 10' 9" x 10' 9" (3.28m x 3.28m)*

*With a double glazed window to the rear elevation and wall mounted radiator and a door leads to the kitchen.*

### *KITCHEN 8' 3" x 7' 5" (2.51m x 2.26m)*

*With a double glazed window to the side elevation and a door leads to the garden. Fitted with a range of units, integrated oven and hob, space and plumbing for washing machine.*

### *LANDING*

*Doors leading to all rooms.*

### *BEDROOM ONE 14' x 10' (4.27m x 3.05m)*

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

### *BEDROOM TWO 8' 7" x 11' (2.62m x 3.35m)*

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

### *SHOWER ROOM*

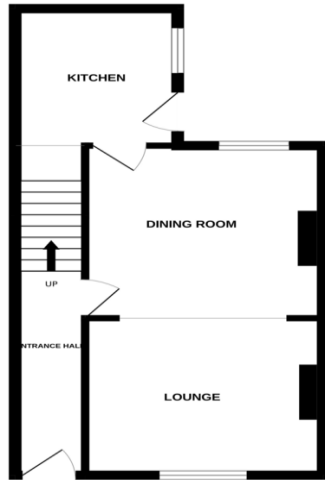
*With a double glazed opaque window to the rear elevation. Fitted with a low level WC, shower cubicle and shower, hand wash basin.*

### *EXTERNALLY*

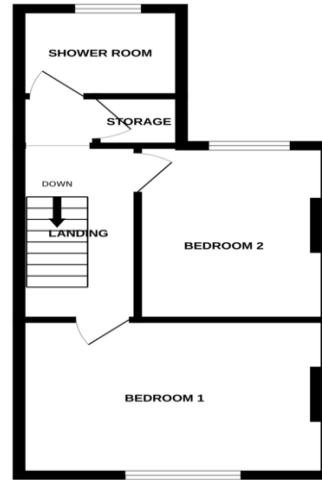
*Enclosed rear yard.*



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 accuracy, quality and applicability of the information shown here is not guaranteed as to their availability 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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