



***13 Alan Street, Northwich, Cheshire, CW9 7AB***  
***£160,000 – No onward chain***

*Offered for sale with no onward chain and situated in a convenient location is this well-presented mid-terraced home. The ground floor comprises two reception rooms, a kitchen, and a bathroom, while upstairs are two bedrooms and a dressing room. Externally, there is an enclosed rear yard—perfect for low-maintenance outdoor living. Viewing is essential to fully appreciate all that this charming home has to offer*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, feature tiled flooring, doors leading both reception rooms and stairs rise to the first floor.*

### **LOUNGE 12' 08" x 9' 3" (3.86m x 2.82m)**

*With a double glazed bay window to the front elevation, wall mounted radiator and feature fire place.*

### **DINING ROOM 13' x 12' 10" (3.96m x 3.91m)**

*With double glazed French doors that lead to the garden, understairs storage, feature fire place, wall mounted radiator and a door leads to the kitchen.*

### **KITCHEN 10' 66" x 7' 37" (4.72m x 3.07m)**

*With a double glazed window to the side elevation. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Space for cooker, washing machine and dishwasher.*

### **REAR HALL**

*With a door that leads to the garden, storage and a door to the bathroom.*

### **BATHROOM**

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

### **LANDING**

*Doors lead to both bedrooms.*

### **BEDROOM ONE 12' 9" x 9' 9" (3.89m x 2.97m)**

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

### **BEDROOM TWO 12' 1" x 13' 2" (3.68m x 4.01m)**

*With a double glazed window to the rear elevation, wall mounted radiator, cupboard providing storage and a door leads to the dressing area.*

### **BEDROOM THREE 11' 3" x 7' 4" (3.43m x 2.24m)**

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

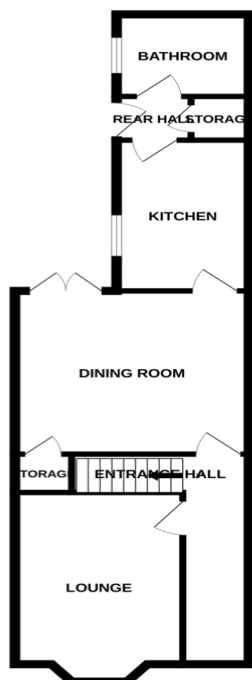
### **EXTERNALLY**

*To the rear is an enclosed paved yard and brick built storage.*

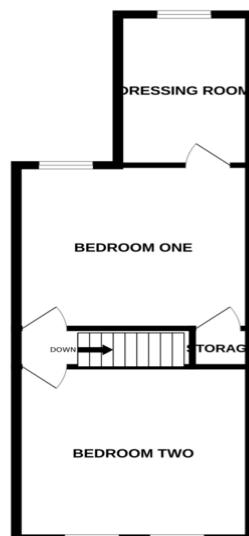




GROUND FLOOR



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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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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