



124 Northwich Road, Weaverham, Northwich, Cheshire, CW8 3BB
£200,000

Offered to the market with no onward chain, this property presents an excellent opportunity for buyers looking for a renovation project with plenty of scope to add value. Requiring modernisation throughout, the home offers generous proportions and fantastic potential to be transformed into a superb family residence. Situated in a popular and well-established area of Weaverham, the property benefits from a convenient location close to local amenities, schools, and transport links, making it ideal for families, investors, or those looking to create a home tailored to their own tastes. Internally, the accommodation provides a flexible layout with well-sized rooms, offering the perfect blank canvas for refurbishment.

Externally, the property enjoys good-sized gardens and off-road parking and a garage, further enhancing its appeal. Early viewing is highly recommended to fully appreciate the opportunity on offer.

Accommodation

Entrance Hall

Stairs rising to the first floor, with a uPVC window to the side elevation and a uPVC entrance door to the front.

Lounge/Dining Room

23'4" x 13'0" narrowing to 10'0" x 11'0". A spacious dual-aspect room featuring a uPVC window to the front elevation and uPVC sliding doors opening onto the rear garden, with two radiators.

Kitchen

Dimensions of 11'8" x 10'6" and 17'3" x 17'5". Fitted with a range of wall and base units incorporating a stainless steel sink and drainer. Two uPVC windows to the rear and side elevations, a uPVC glazed door to the rear, and a radiator.

First Floor Landing

uPVC window to the side elevation.

Bedroom One

13'1" x 12'0". uPVC double glazed window to the rear elevation and radiator.

Bedroom Two

9'9" x 11'9". uPVC window to the front elevation and radiator.

Bedroom Three

9'11" x 7'10". uPVC window to the rear elevation and radiator.

Shower Roo

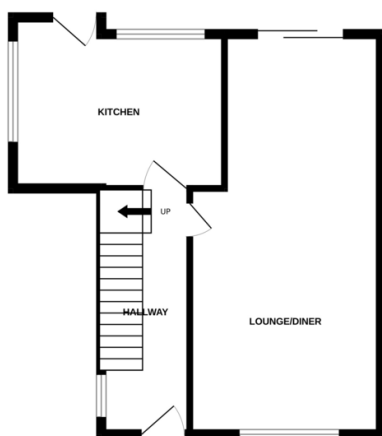
7'6" x 6'10". Comprising a shower cubicle, wash hand basin set on a plinth, low level WC, chrome towel rail, and a storage cupboard. uPVC opaque glass window to the front elevation.

External

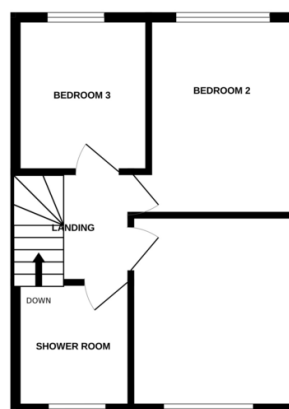
The property benefits from mature gardens to the front, side, and rear. A driveway provides ample off-road parking and leads to a prefabricated garage.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.

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.

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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