



10 Siddington Avenue, Leftwich, Northwich, Cheshire, CW9 8EP
£250,000 - No onward chain

Situated on an enviable corner plot in a sought-after location, this two-bedroom semi-detached bungalow is offered for sale with no onward chain. The property features an entrance hall, a spacious lounge/diner, two well-proportioned bedrooms, a shower room, separate WC, and a useful utility room. Externally, there is a generous driveway providing ample off-road parking, leading to a detached garage. The property further benefits from a fantastic garden, mainly laid to lawn with a patio area and mature shrubs and planting.

Accommodation

ENTRANCE HALL

Accessed via the entrance door to the side elevation, wall mounted radiator, loft access, useful storage cupboard and doors lead to the lounge, kitchen, bedrooms, shower room and WC.

LOUNGE/DINER 11' 3" x 15' 6" (3.43m x 4.72m)

With double glazed patio doors to the rear elevation, wall mounted radiator and living flame gas fire and surround.

KITCHEN 10' 7" x 9' 9" (3.23m x 2.97m)

With a double glazed window to the side elevation, a window to the rear and a door leads to the utility room. Fitted with a range of units, sink unit, space for cooker and useful storage cupboard. Wall mounted boiler

UTILITY ROOM 7' 5" x 11' 9" (2.26m x 3.58m)

Fitted with a sink unit, space for washing machine, larder unit, a door leads to the side elevation.

BEDROOM ONE 11' 07" x 11' 6" (3.53m x 3.51m)

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

BEDROOM TWO 10' 8" x 10' 6" (3.25m x 3.2m)

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

SHOWER ROOM

With a double glazed opaque window to the side elevation, fitted with a shower cubicle and shower, hand wash basin, part tiled walls and chrome towel rail.

WC

With a double glazed opaque window to the side elevation, fitted with a low level WC.

GARAGE 9' 1" x 21' 2" (2.77m x 6.45m)

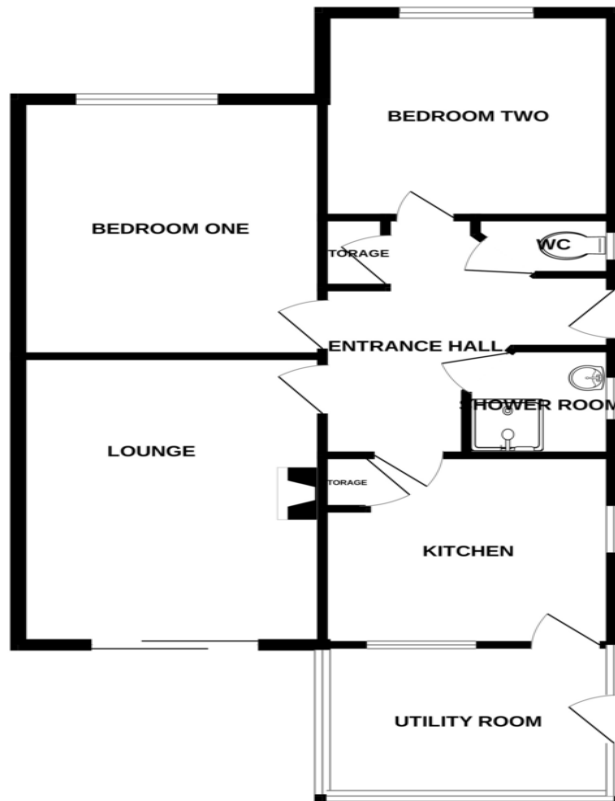
With an electric up and over door, power and lighting, a courtesy door leads to the garden.

EXTERNALLY

To the front and side, a blocked paved driveway which provides ample off road parking and leads to the detached garage which has an electric roller door. Low maintenance frontage with shrubs and trees. To the rear is a fantastic garden, mainly laid to lawn with patio area and well established shrubs and plants.



GROUND 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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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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