



61 Beeston Street, Castle, Northwich, Cheshire, CW8 1ER
£94,950– 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 worksurface 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)

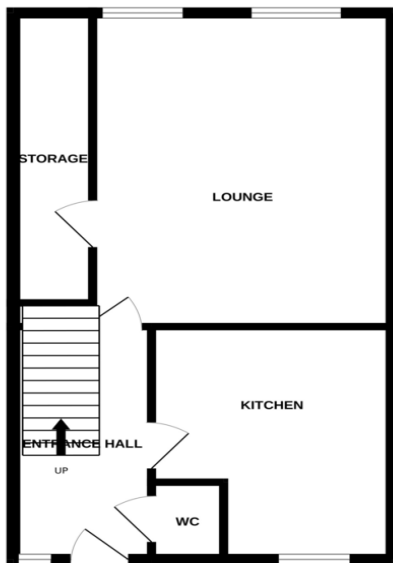
With a double glazed window to the front elevation and wall mounted radiator.

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

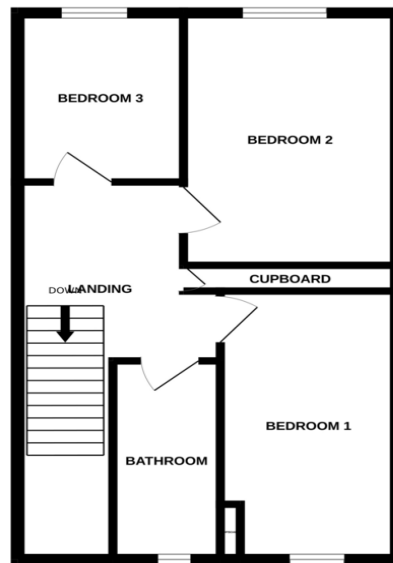
With a double glazed window to the front elevation and wall mounted radiator.

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 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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