



***5 Brocklebank Drive, Castle, Northwich, Cheshire, CW8 1ES***  
***£185,000 – No onward chain***

*Ideally situated in a sought-after location just a short distance from the town centre, this well presented semi-detached home is perfect for first-time buyers, downsizers, or investors alike. The accommodation offers a welcoming entrance hall, a bright and spacious lounge, a contemporary kitchen, and a delightful conservatory providing additional living space with views over the rear garden. Upstairs, you'll find two generous double bedrooms and a modern family bathroom. Outside, the property enjoys an enviable plot with off-road parking, a neatly lawned garden, and a patio area ideal for outdoor dining and entertaining. Offered to the market with no onward chain, this is an opportunity not to be missed!*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, laminate flooring, understairs storage, doors to the lounge and kitchen and stairs rise to the first floor.*

### **LOUNGE 13' x 13' 9" (3.96m x 4.19m)**

*Laminate flooring, wall mounted radiator, feature fire place and surround, access through to the conservatory.*

### **KITCHEN 6' 4" x 10' 4" (1.93m x 3.15m)**

*With a double glazed window to the front elevation. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and hob, wall mounted boiler, part tiled walls, space for fridge freezer and space and plumbing for washing machine.*

### **CONSERVATORY 9' 4" x 9' 1" (2.84m x 2.77m)**

*Built on a dwarf wall, wall mounted heater and double glazed French doors lead to the garden.*

### **LANDING**

*Loft access and doors to all rooms.*

### **BEDROOM ONE 8' 7" x 11' 0" (2.62m x 3.35m)**

*With a double glazed window to the front elevation, wall mounted radiator, double wardrobe providing hanging space and storage and a cupboard housing the water tank.*

### **BEDROOM TWO 8' 4" x 9' 6" (2.54m x 2.9m)**

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

### **BATHROOM**

*Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Part tiled walls and towel rail.*

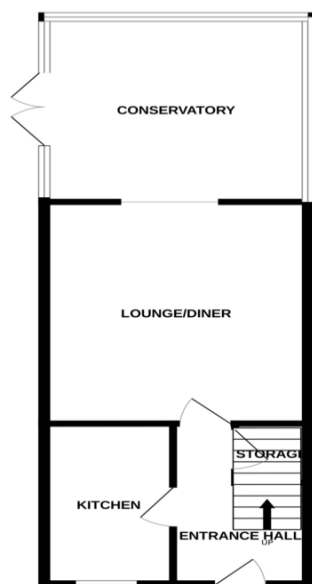
### **EXTERNALLY**

*Off road parking, double gates lead to the rear garden, patio area and laid to lawn.*

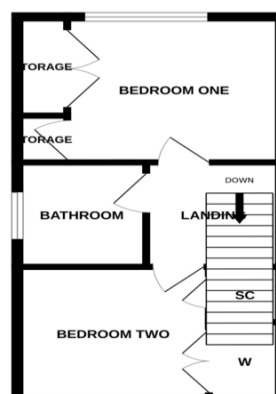




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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