



***16 Drillfield Road, Northwich, Cheshire, CW9 5HT***  
***£240,000 – No onward chain***

*Offered for sale with no onward chain is this deceptively spacious three-storey townhouse, perfectly situated near to Northwich town centre where you will find a wide range of shops, cafés, restaurants, and essential amenities. This four bedroom property comprises an entrance hall, cloakroom, lounge and kitchen diner to the ground floor. On the first floor are three bedrooms and a stunning family bathroom, whilst the top floor is dedicated to the impressive main bedroom with en-suite bathroom. Externally to the front is a driveway providing two allocated parking spaces and to the rear an enclosed rear garden. The property is fully alarmed.*

*The property is located in the popular area of Northwich which offers a comprehensive range of shopping, leisure and recreational amenities, to include Boots, WH Smith and Waitrose. For commuting purposes the A556 is a short distance away which allows access to the M6/M56 motorway networks which in turn allow easy access to Chester, Warrington, Liverpool, Manchester and Manchester International Airport making these available on a daily travelling basis.*

*For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.*

## **Accommodation**

*ENTRANCE HALL Accessed via the entrance door, wall mounted radiator, laminate flooring, a door leads to the lounge, cloakroom and stairs rise to the first floor.*

*CLOAKROOM With a double glazed opaque window to the front elevation. Fitted with a low-level WC, pedestal wash hand basin, radiator.*

*LOUNGE 15' 2" x 12' 4" (4.62m x 3.76m) With a double glazed window to the front elevation, laminate flooring, living flame gas fire and surround and wall mounted radiator. A door leads to the kitchen diner.*

*KITCHEN/DINER 15' 7" x 9' 6" (4.75m x 2.9m) The kitchen is fitted with a range of wall and base units with work surfaces over, fitted with an oven and hob with extractor hood over, integrated washing machine, integrated fridge freezer. Space for table and chairs, wall mounted radiator, cupboard provides under stairs storage. A double glazed window to the rear elevation and double glazed French doors lead to the rear garden.*

*LANDING Generous landing with suitable space for work/office area, power and telephone point. With a double glazed window to the front elevation, wall mounted radiator, storage housing combi boiler, doors lead to all rooms.*

*BEDROOM TWO 9' x 9' 10" (2.74m x 3m) With a double glazed window to the front elevation and wall mounted radiator.*

*BEDROOM THREE 8' 9" x 8' 9" (2.67m x 2.67m) With a double glazed window to the rear elevation and wall mounted radiator.*

*BEDROOM FOUR 9' 0" x 6' 6" (2.74m x 1.98m) With a double glazed window to the rear elevation and wall mounted radiator.*

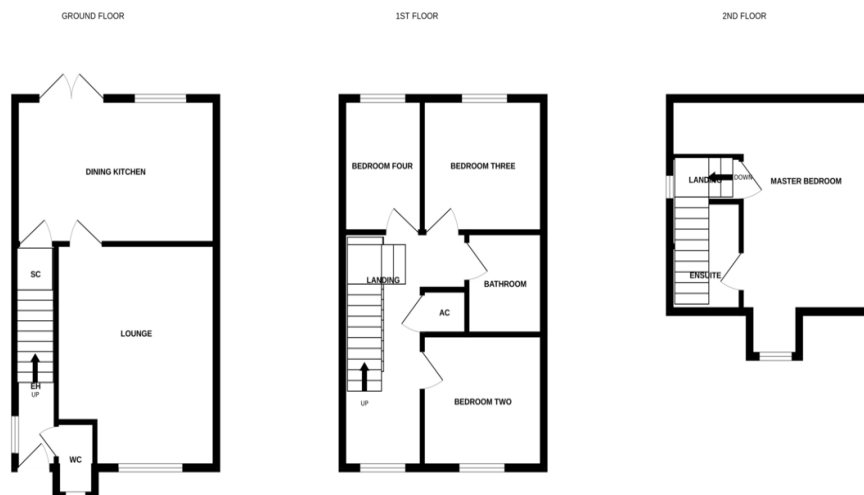
*FAMILY BATHROOM Comprising low level WC, pedestal wash hand basin, paneled bath, radiator, part tiled walls, shaver point.*

*LANDING A door leads to the main bedroom.*

*BEDROOM ONE 17' 5" x 8' 4" (5.31m x 2.54m) With a double glazed window to the front elevation, wall mounted radiators, Roof windows to the rear and a door to the WC.*

*EN-SUITE Fitted with a low level WC and hand wash basin.*

*EXTERNALLY To the front of the property is off set off road parking, access leads to the rear garden. The rear garden is mainly laid to lawn.*



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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

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**