





13 King George Avenue, Northwich, Cheshire , CW9 5PT
£195,000

NO ONWARD CHAIN – Situated within a popular and well-established residential area of Northwich, this three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to modernise and personalise a home to their own taste. The accommodation briefly comprises an entrance hall, lounge, kitchen and bathroom to the ground floor, whilst to the first floor there are three bedrooms. Externally, the property benefits from gardens to both the front and rear, offering excellent potential to create attractive outdoor spaces. Conveniently positioned within easy reach of Northwich town centre, local schools, amenities and transport links, the property is ideally suited to first-time buyers, investors or those seeking an exciting renovation project.

Accommodation

ENTRANCE HALL
with composite uPVC door and stairs to first floor with storage cupboard under

LOUNGE 17' 4" x 11' 1" (5.3m x 3.4m)
With double glazed windows to the front and rear elevations, wall mounted radiator, feature fire place

KITCHEN 12' 1" x 9' 2" (3.7m x 2.8m)
With double glazed windows to the side elevation. Fitted with a range of base and wall units with worksurface over incorporating stainless steel sink and mixer tap, integrated electric hob and oven, space and pluming for washing machine.

REAR HALL
Tiled flooring, a door leads to the garden and the bathroom.

BATHROOM
With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, part tiled walls and wall mounted radiator.

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

BEDROOM ONE 9' 6" x 9' 6" (2.9m x 2.9m)
With a double glazed window to the rear elevation, wall mounted radiator.

BEDROOM TWO 7' 1" x 10' 9" (2.18m x 3.3m)
With a double glazed window to the front elevation, wall mounted radiator

BEDROOM THREE 12' 1" x 7' 2" (3.7m x 2.2m)
With a double glazed window to the rear elevation, wall mounted radiator

EXTERNALLY
Gardens to the front and rear elevation,







%



13 KING GEORGE AVENUE

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.
Made with Metropix ©2026

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

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.