



5 Shelley Avenue, Wincham, Northwich, Cheshire, CW9 6PH
£250,000 – No onward chain

Offered to the market with no onward chain, this semi detached home presents an exciting opportunity for buyers seeking a property to modernise. Requiring some improvement throughout, the property offers well-proportioned accommodation and the chance to create a home tailored to individual tastes and requirements. The ground floor comprises an entrance hall, a lounge diner providing ample room for both relaxing and entertaining, a fitted kitchen, and a conservatory overlooking the rear garden, adding further versatile living space. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from a driveway to the front offering convenient off road parking, while to the rear there is an enclosed, low-maintenance garden. With its excellent potential and desirable location, early viewing is highly recommended as interest is expected to be high.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, useful understairs storage, doors lead to the lounge diner and kitchen.

LOUNGE DINER 11' 4" x 23' 2" (3.45m x 7.06m)

With a double glazed window to the front elevation and double glazed patio doors lead to the conservatory, laminate flooring, wall mounted radiator and inset fire and surround.

KITCHEN 8' 3" x 9' (2.51m x 2.74m)

With a double glazed window to the rear elevation and a door to the side elevation. Fitted with a range of base and wall units with worksurface over a sink unit and mixer tap, integrated oven and hob, space and plumbing for washing machine, combi boiler.

CONSERVATORY

Built on a dwarf wall with French doors that lead to the garden, tiled floor, wall mounted radiator.

LANDING

With a double glazed window to the side elevation, loft access and cupboard providing storage.

BEDROOM ONE 9' 9" x 11' 8" (2.97m x 3.56m)

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

BEDROOM TWO 8' 6" x 10' (2.59m x 3.05m)

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

BEDROOM THREE 7' 1" x 8' 5" (2.16m x 2.57m)

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

BATHROOM

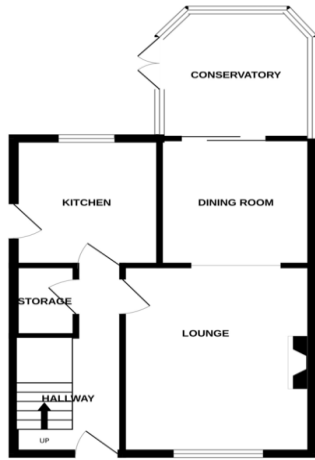
With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and corner bath with shower over, part tiled walls and chrome towel rail.

EXTERNALLY

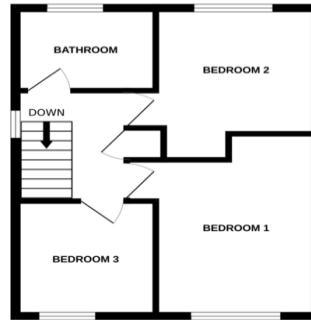
To the front is laid to lawn with a driveway providing off road parking. The rear garden is enclosed with a garage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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.

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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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