



***10 Foxendale Close, Greenbank, Northwich, Cheshire, CW8 4GZ
£235,000 – No onward chain***

Offered to the market with no onward chain, this well-presented three bedroom townhouse occupies a sought after position and enjoys stunning rear views. Conveniently located close to a range of local amenities, the property offers spacious and versatile accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall, utility room and separate WC. To the first floor, there is a bright and spacious lounge, a dining room with access to a delightful veranda and a fitted kitchen. The second floor hosts three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from off road parking, an integral garage, and a tiered rear garden, making it ideal for both families and those who enjoy outdoor space. Early viewing is highly recommended to fully appreciate the accommodation, location and impressive outlook on offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, laminate flooring, wall mounted radiator, door to the inner hall, stairs rise to the first floor. Understairs storage, a door leads to the garage, utility and cloakroom.

UTILITY ROOM

Fitted with a range of units with worksurface over incorporating a sink unit and mixer tap. With a double glazed window to the rear elevation and a door leads to the garden. Door leads to the cloakroom.

CLOAKROOM

With a double glazed opaque window to the rear elevation. Fitted with a low level WC, hand wash basin and wall mounted radiator.

LANDING

Doors lead to the lounge and kitchen.

LOUNGE 14' 0" x 13' 2" (4.27m x 4.01m)

With double glazed windows to the front elevation, wall mounted radiator, feature fireplace, access through to the dining area and a door leads to the inner hall.

DINING ROOM 8' 1" x 8' (2.46m x 2.44m)

With patio doors which lead to the Veranda, laminate flooring and wall mounted radiator, access through to the kitchen.

KITCHEN 8' x 8' (2.44m x 2.44m)

With a double glazed window to the rear elevation. Fitted with a range of base and wall units with roll top worksurface over incorporating a sink unit and mixer tap, integrated oven and hob, space and plumbing for dishwasher.

INNER HALL

With a double glazed window to the front elevation, stairs rise to the first floor.

LANDING

Doors to all rooms.

BEDROOM ONE 10' 7" x 9' 7" (3.23m x 2.92m)

With double glazed windows to the front elevation, wall mounted radiator and cupboard providing storage. A door leads to the en-suite.

ENSUITE

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls.

BEDROOM TWO 7' 4" x 9' 4" (2.24m x 2.84m)

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

BEDROOM THREE 6' 7" x 8' 2" (2.01m x 2.49m)

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

BATHROOM

Fitted with a low level WC, hand wash basin and panelled bath, part tiled walls and wall mounted radiator.

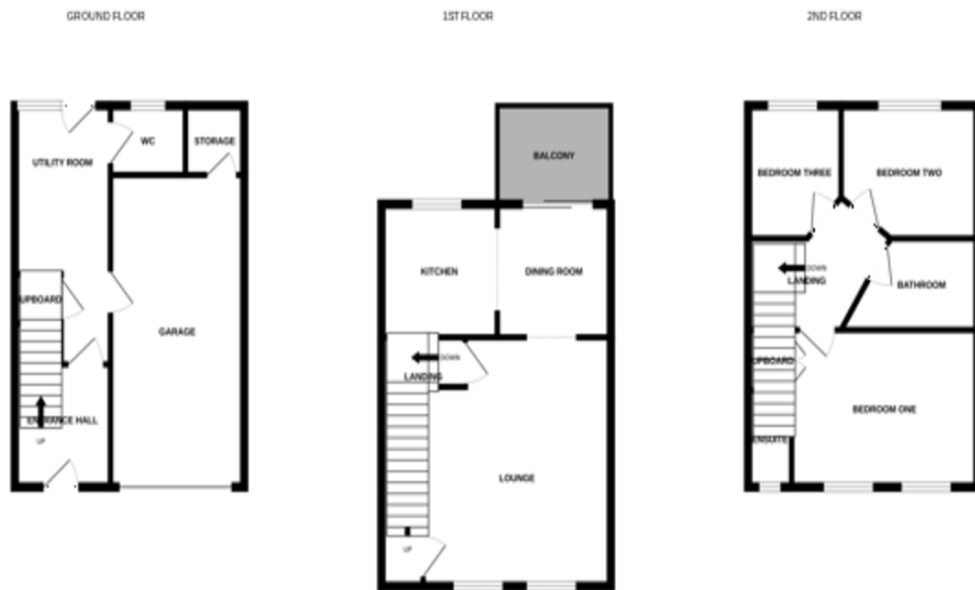
EXTERNALLY

To the front is a driveway providing off road and leads to the garage. To the rear is a tiered garden with well stocked borders and patio area. The 'creme de la creme' is the feature Veranda with views far and wide, sit with glass of wine and enjoy the sunset.

GARAGE 9' 8" x 18' 3" (2.95m x 5.56m)

With an up and over door, courtesy door to the hall, useful storage cupboard, wall mounted boiler, power and lighting.





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.

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