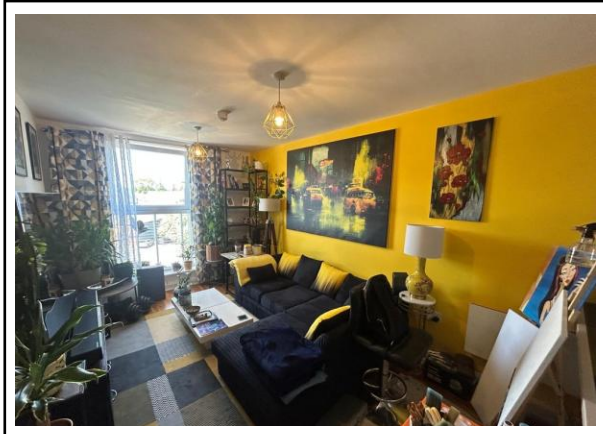
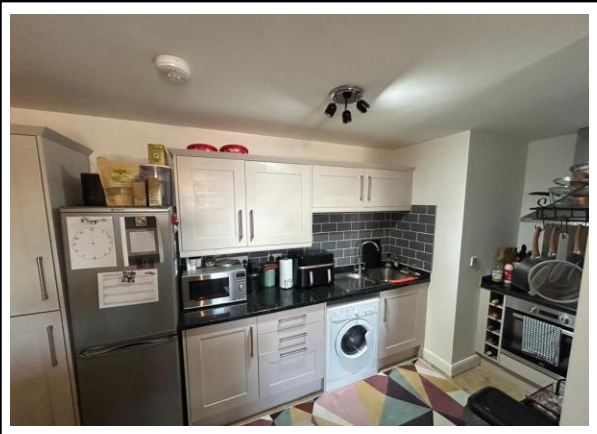




20 Ernest Court, Hollands Road, Northwich, Cheshire, CW9 8SJ
£30,000

This beautifully presented two-bedroom third-floor apartment is available to purchase on a 25% shared ownership basis and is ideally situated within walking distance of Northwich town centre. Presented to a high standard throughout, the property offers modern and well-proportioned accommodation comprising entrance hall, spacious open-plan lounge/kitchen/diner, two good-sized bedrooms and a well-appointed family bathroom. The apartment benefits from electric storage heating and uPVC double glazing, while externally there is the added benefit of allocated parking. An ideal opportunity for first-time buyers looking for a modern, conveniently located home with excellent access to the amenities of Northwich.

Accommodation

Entrance Hallway

Accessed via a wooden entrance door, the welcoming entrance hallway provides access to the main accommodation and features a useful airing cupboard and electric storage heater.

Lounge/Kitchen – 21'09" x 15'02" Overall Maximum Measurements

A generous open-plan living and dining space incorporating a modern fitted kitchen. The kitchen is fitted with a range of wall and base units, complemented by work surfaces and incorporating an electric hob and oven with stainless steel extractor hood over, stainless steel sink and mixer tap. There is space for a fridge and space and plumbing for a washing machine, together with a fitted breakfast bar. The lounge area benefits from an electric heater and uPVC double glazed window overlooking the rear elevation.

Bedroom One – 13'08" x 9'04"

A spacious primary bedroom with uPVC double glazed windows to the side and rear elevations, providing plenty of natural light, together with an electric storage heater.

Bedroom Two – 10'07" x 6'09"

A well-proportioned second bedroom featuring a uPVC double glazed window to the front elevation and electric storage heater.

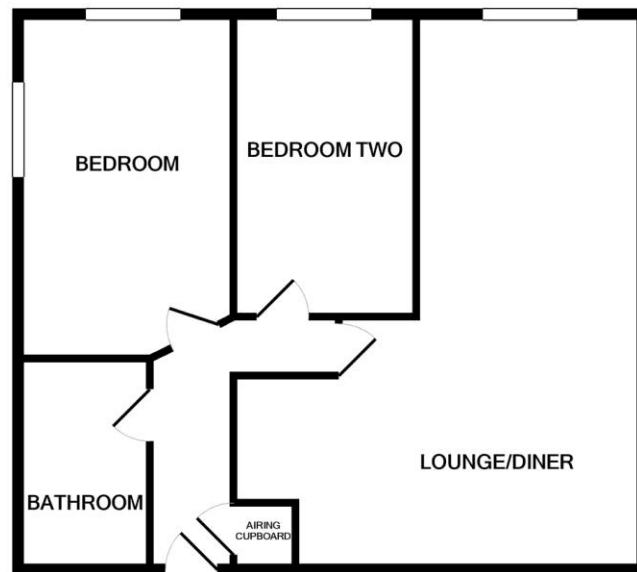
Bathroom

A well-appointed contemporary bathroom comprising low-level WC, wash hand basin set within a vanity unit and a P-shaped bath with shower over and glass screen. The room benefits from a heated towel rail, fully tiled walls and flooring, together with a uPVC opaque double glazed window to the side elevation.

Outside

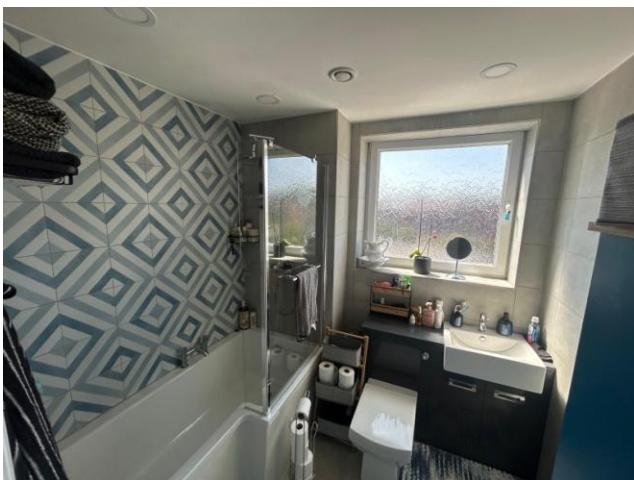
The property benefits from allocated parking, providing convenient off-road parking for residents.

An excellent opportunity to acquire a well-presented two-bedroom apartment on a 25% shared ownership basis, close to Northwich town centre and its wide range of amenities. Early viewing is highly recommended.



TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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