



Church Street, Weaverham Northwich CW8 3NJ

welcome to

Church Street, Weaverham Northwich

*****CASH INVESTORS ONLY*** A RARE OPPORTUNITY TO PURCHASE A CHARACTER PROPERTY IN THE HEART OF WEAVERHAM VILLAGE IN NEED OF FULL RENOVATION AND BUILDING WORK, PERFECT INVESTMENT BUYERS.**



Living Room

13' Maximum into alcove x 9' 2" (3.96m Maximum into alcove x 2.79m)

Front and side aspect windows, power points and meters (NO FLOORING).

Dining Room

13' Maximum into alcove x 12' 6" (3.96m Maximum into alcove x 3.81m)

Wooden door to the side giving access. Stairway to the first floor, a side aspect window, fireplace, open to the kitchen. Hatch and steps leading down to the cellar.

Kitchen

9' 10" x 5' 8" narrowing to 6' (3.00m x 1.73m narrowing to 1.83m)

Door giving access to the rear yard, rear aspect window, tiled flooring.

First Floor Landing

Having a loft access, a side aspect window, doorways through to the bedrooms and bathroom.

Bedroom One

13' Maximum into alcove x 9' 3" (3.96m Maximum into alcove x 2.82m)

Having a front aspect window, boarded flooring.

Bedroom Two

12' 7" Maximum x 9' 10" (3.84m Maximum x 3.00m)

Having a rear aspect window, radiator.

Bathroom

14' 2" x 5' 8" (4.32m x 1.73m)

****NO FLOORING**** Side aspect windows, wall mounted gas boiler (Not Connected).

Externally

The front of the property has a shared access paved pathway which belongs to neighbouring property, this continues along to the rear giving access to the rear yard, with shared access to neighbouring properties,



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Church Street, Weaverham Northwich

- Two bedrooms, two reception rooms, kitchen and cellar
- In need of full modernisation and building work
- Character end terraced home
- Close to amenities and schooling
- Sought after area of Weaverham

Tenure: Freehold EPC Rating: G

Council Tax Band: A

£120,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108110



Property Ref:
NRT108110 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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