



***33 Woodside Terrace, Leftwich, Northwich, Cheshire, CW9 8DA  
£225,000 – No onward chain***

*Situated in an elevated position and offered for sale with no onward chain, this well proportioned three-bedroom semi-detached home enjoys fantastic far-reaching views and excellent outdoor space. The accommodation briefly comprises an entrance hall leading to a lounge diner and a breakfast kitchen and lean too to the ground floor. To the first floor are three well-sized bedrooms, a shower room, and a separate WC. Externally, the property benefits from a tiered front garden, mainly laid to lawn with well-stocked borders, providing an attractive setting and superb outlook. To the rear is an enclosed garden, also laid to lawn, along with a garage offering useful storage or parking. An excellent opportunity for buyers seeking a home in a desirable elevated position with no onward chain.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted radiator, doors lead to the lounge and kitchen and stairs rise to the first floor.*

### *LOUNGE/DINER 20' 5" x 13' 4" (6.22m x 4.06m)*

*With a double glazed window to the front elevation and double glazed French doors which lead to the rear garden, wall mounted radiator and living flame gas fire and surround.*

### *BREAKFAST KITCHEN 13' 9" x 13' 0" (4.19m x 3.96m)*

*With double glazed windows to the side and rear elevations, a door leads to the rear and lean too. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Space for cooker, space and plumbing for washing machine, wall mounted boiler and a useful storage cupboard.*

### *LEAN TO*

*A glass lean to.*

### *LANDING*

*With a double glazed window to the side elevation, loft access and doors lead to all rooms.*

### *BEDROOM ONE 10' 3" x 10' (3.12m x 3.05m)*

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

### *BEDROOM TWO 13' 5 max" x 8' 9" (4.09m x 2.67m)*

*With a double glazed window to the rear elevation and wall mounted radiator. Cupboard providing storage.*

### *BEDROOM THREE 6' 4" x 10' (1.93m x 3.05m)*

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

### *SHOWER ROOM*

*With a double glazed opaque window to the rear elevation. Fitted with a shower cubicle and shower, hand wash basin, part tiled walls and wall mounted radiator.*

### *WC*

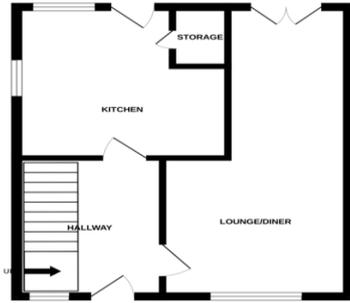
*With a double glazed opaque window to the rear elevation, low level WC, fitted.*

### *EXTERNALLY*

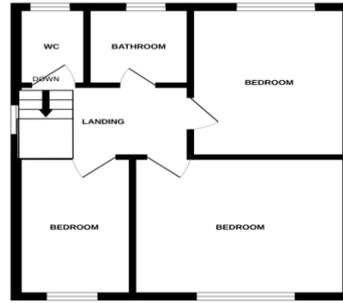
*To the front is tiered garden, mainly laid to lawn with well stocked borders. The rear garden is laid to lawn with a path to the rear and garage.*



GROUND FLOOR  
374 sq. ft. (34.7 sq.m.) approx.



Graph c\_1\_338%  
374 sq. ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq. ft. (69.4 sq.m.) approx.  
While 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 vendor will give details verbally and will not be bound and no guarantee is to be given.  
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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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