



***3 Wallace Street, Castle, Northwich, Cheshire, CW8 1BX***  
***£155,000 – No onward chain***

*Offered for sale with no onward chain, this mid-terraced home is located in the popular Castle area, conveniently positioned close to a range of local amenities. The property features a welcoming entrance hall leading to a spacious lounge-through-diner and a breakfast kitchen on the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom, making this an ideal purchase for first-time buyers, downsizers, or investors alike.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, a door leads to the lounge diner and stairs to the first floor.*

### **LOUNGE DINER 10' 3" x 21' 1" (3.12m x 6.43m)**

*With double glazed windows to the front and rear elevations, wall mounted radiators, understairs storage cupboard and a door leads to the kitchen.*

### **BREAKFAST KITCHEN 15' 2" x 7' 5" (4.62m x 2.26m)**

*With a double glazed window to the side elevation and double glazed French doors that lead to the garden. 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 washing machine, feature breakfast bar. Wall mounted boiler.*

### **LANDING**

*Loft access, cupboard providing storage and doors lead to all rooms.*

### **BEDROOM ONE 14' 1" x 9' 7" (4.29m x 2.92m)**

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

### **BEDROOM TWO 11' 0" x 8' 7" (3.35m x 2.62m)**

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

### **FAMILY BATHROOM**

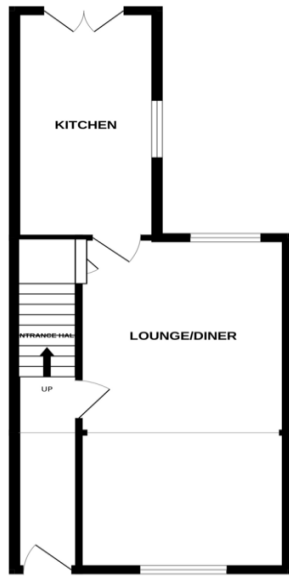
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin, and paneled bath with shower, wall mounted radiator.*

### **EXTERNALLY**

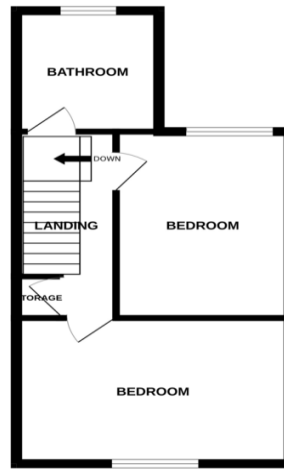
*A low maintenance rear yard.*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, rooms, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 is given as to their operation 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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