



33 Marple Road, Northwich, Cheshire, CW9 7AU

£250,000

Situated in a popular residential location, this attractive family home offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a comfortable lounge, a separate dining room/reception room ideal for family living and entertaining, a well-appointed breakfast kitchen, and a bright conservatory overlooking the rear garden. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys off-road parking to the front, while the substantial rear garden provides an excellent outdoor space for families, gardening enthusiasts, and those who enjoy entertaining. A detached brick-built garage offers additional storage or potential workshop space. Combining generous living accommodation, excellent outdoor space, and a high standard of presentation, this superb home is certain to appeal to a wide range of buyers. Early viewing is strongly advised.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, laminate flooring, doors leading to lounge, dining room and kitchen and stairs rise to the first floor.

LOUNGE 14' 1" x 12' 3" (4.29m x 3.73m)

With double glazed French doors that lead to the conservatory, wall mounted radiator and feature multi fuel burner.

DINING ROOM/FAMILY ROOM 12' 4" x 9' (3.76m x 2.74m)

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

KITCHEN 5' 8" x 18 max' (1.73m x 5.49m)

An L shaped kitchen, fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Space for cooker, space and plumbing for washing machine, space for dryer and space for fridge freezer. Tiled flooring, double glazed windows to the front and side elevations and a dor leads to the rear garden.

LANDING

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

BEDROOM ONE 12' 3" x 11' 2" (3.73m x 3.4m)

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

BEDROOM TWO 12' 5" x 10' 9" (3.78m x 3.28m)

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

BEDROOM THREE 9' 3" x 7' 3" (2.82m x 2.21m)

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

FAMILY BATHROOM

With double glazed opaque windows to the side elevation, fitted with a suite comprising low level WC and feature counter top hand wash basin, panelled bath with shower over. Chrome towel rail and part tiled walls.

EXTERNALLY

To the front, the property benefits from a lawned garden and a driveway providing ample off road parking, leading to the detached garage. To the rear, you'll find a larger than average garden, predominantly laid to lawn, offering the perfect space for outdoor entertaining and a safe, secure environment for children to play.





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 misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The materials, systems and appliances shown here are not tested and no guarantee as to their quantity or efficiency can be given.
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