



***23 Webbs Court, Northwich, CW9 8RU***  
***£125,000 – No onward chain***

*This is a fantastic opportunity to acquire a beautifully renovated first-floor apartment, ideally located close to Northwich town centre and offered with the added advantage of no onward chain. The property boasts a bright and spacious lounge, a modern kitchen diner, two well-proportioned bedrooms, and a brand new contemporary bathroom. The light and airy feel throughout enhances the sense of space and comfort. Externally, the apartment benefits from an allocated parking space, adding to its convenience. Early viewing is highly recommended to fully appreciate the quality of presentation and the excellent location.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, useful storage cupboards, one fitted with a radiator.*

### *LOUNGE 13'6 max" x 11'3 max" (4.11m x 3.43m)*

*With two double glazed windows to the side elevation and wall mounted radiator.*

### *KITCHEN DINER 15'9 max" x 8'1 max" (4.8m x 2.46m)*

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with work surface over incorporating and sink unit and mixer tap. Integrated oven and new hob, new microwave, fridge freezer and new dishwasher, washing machine and wall mounted combi boiler. Space for table and chairs.*

### *BEDROOM ONE 14'0 max" x 11'7 max" (4.27m x 3.53m)*

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

### *BEDROOM TWO 9'x 8'9" (2.74m x 2.67m)*

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

### *FAMILY BATHROOM*

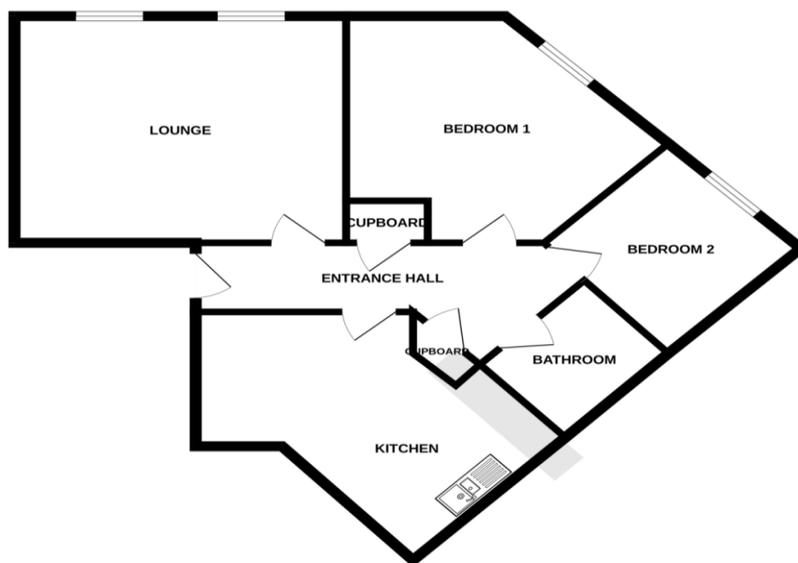
*Recently fitted with a brand new suite comprising P shaped bath with centre taps and shower over, low level WC and hand wash basin, part tiled walls and dual fuel chrome towel rail.*

### *EXTERNALLY*

*Allocated parking*



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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