



94 Station Road, Northwich, Cheshire, CW9 5RB
£160,000

Hosting a wealth of charm and character this two bedroom mid terraced property has the added bonus of a loft conversion which is suitable for a multitude of uses. Within walking distance of Northwich Train Station and the town centre the property is warmed by gas central heating and briefly comprises entrance hall, lounge, dining room, morning room and kitchen on the ground floor. To the first floor there are two double bedrooms, a well appointed period style bathroom and fixed stairs leading to the spacious loft conversion. Externally there is a flagged courtyard to the rear with a brick built storage shed with utility facilities, and a rear access gate.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Ground Floor

Entrance Hallway: *Wooden entrance door with opaque glass panel, stairs to the first floor accommodation, radiator.*

Lounge: *14'0" x 11'4" Wooden bay sash window to the front elevation, feature fireplace with open fire, exposed wooden flooring, radiator.*

Dining Room: *13'0" x 11'10" uPVC double glazed window to the rear elevation, feature fireplace with tiled hearth, exposed wooden flooring, radiator.*

Morning Room: *11'10" x 7'4" Wooden sash window to side elevation, two built-in storage cupboards, original fire and oven combination, tiled flooring.*

Kitchen: *10'10" x 8'2" Fitted with a range of wall and base units with working surfaces over, stainless steel sink and mixer tap, space for oven with extractor hood over, integrated fridge, quarry tiled flooring, single glazed wooden window to the side elevation, wooden stable door with glass panels.*

First Floor

Landing: *With wooden banister rail and spindle balustrade.*

Bedroom One: *14'0" into bay x 14'7" Wooden bay window to the front elevation, wooden window to the front elevation, exposed wooden flooring, feature fireplace, radiator.*

Bedroom Two: *13'3" x 8'7" uPVC double glazed window to the rear elevation, exposed wooden flooring, radiator.*

Family Bathroom: *Comprising WC with original flush unit, freestanding clawfoot bath, two pedestal wash hand basins, feature fireplace, exposed wooden flooring, wooden sash window to the rear elevation.*

Loft Room: *14'3" x 11'3" Accessed via the landing.*

Outside

Externally there is a flagged courtyard to the rear with a brick built storage shed with utility facilities, and a rear access gate.



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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