



***3 Castle Cliff, Castle, Northwich, Cheshire, CW8 1EX  
Offers in Excess of £300,000***

*NO ONWARD CHAIN....This imposing three bedroom detached bungalow is situated down a private road in the heart of Northwich and sits in a generous plot. Within walking distance of the local shops and the town centre the property is warmed by gas central heating which is complemented with uPVC double glazed windows and doors. The property briefly comprises entrance hall, lounge diner, breakfast kitchen, bedrooms one and two which share a Jack and Jill ensuite, a further third bedroom and a family bathroom. Externally the property is approached via a block brick driveway and has mature gardens to the front and rear.*

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

## **Accommodation**

**Entrance Hall:** *uPVC double glazed composite entrance door.*

**Bedroom One:** *17'5" x 11'8" uPVC double glazed window, fitted wardrobes, radiator.#*

**Jack & Jill En-Suite:** *Low level W.C, bidet, wash hand basin, shower cubicle, radiator, uPVC double glazed opaque window.*

**Bedroom Two:** *17'5" x 12'10" uPVC double glazed window, radiator.*

**Bedroom Three:** *14'7" x 12'0" uPVC double glazed sliding doors, radiator.*

**Lounge:** *24'7" x 14'8" uPVC double glazed sliding doors to the rear elevation, uPVC double glazed window to the front elevation, feature fireplace, two radiators.*

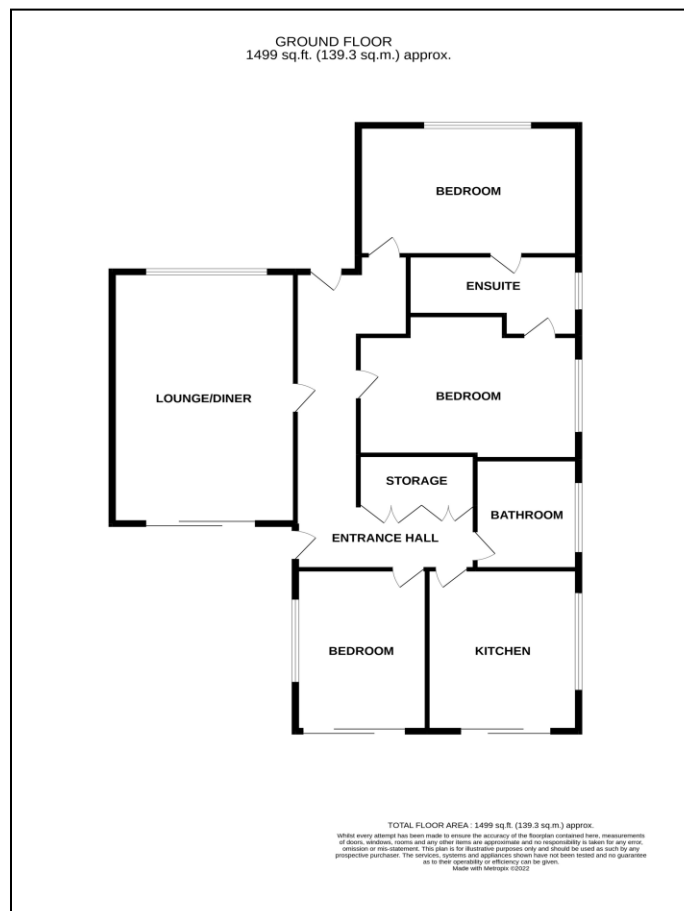
**Kitchen:** *15'0" x 12'0" Wall and base units with work surfaces over, four ring gas hob with extractor hood over, double gas oven, integral dishwasher, integral fridge, integral freezer, integral washing machine, one and a half bowl composite sink, radiator, uPVC double glazed sliding doors to the front elevation, uPVC double glazed window to side elevation.*

**Family Bathroom:** *Low level W.C, bidet, wash hand basin, Whirlpool bath, uPVC double glazed window.*

**Utility Cupboard:** *Housing the boiler.*

### **Outside**

*Externally the property is approached via a block brick driveway with parking for several vehicles and has mature gardens to the front and rear. Detached brick built single garage with power and light.*



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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