



90 Station Road, Northwich, Cheshire, CW9 5RB
£170,000

NO ONWARD CHAIN.... This three-bedroom mid terraced property is situated in a popular residential area of Northwich which allows for easy access to the local shops, schools, train station and other amenities close to hand. Warmed by gas central heating which is complemented with uPVC double glazing the property briefly comprises entrance hall, lounge, morning room and kitchen on the ground floor whilst to the first floor there are three bedrooms and a well-appointed family bathroom. Externally the property is approached via a gated forecourt whilst to the rear is an enclosed yard with a rear access gate.

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

Accommodation

Entrance Hall

Lounge 11'5" x 14'1" (3.48m x 4.30m)

Dining Room 9'6" x 12'9" (2.90m x 3.90m)

Morning Room 8'6" x 11'9" (2.60m x 3.60m)

Kitchen 8'6" x 11'7" (2.60m x 3.55m)

First Floor

Bedroom One 11'6" x 15'3" (3.51m x 4.65m)

Bedroom Two 9'6" x 12'9" (2.90m x 3.90m)

Bedroom Three 8'6" x 10'11" (2.60m x 3.35m)

Family Bathroom 5'6" x 11'10" (1.70m x 3.62m)



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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