

***15 Withington Close, Leftwich, Northwich, Cheshire, CW9 8BD***  
***£125,000***

*This one bedroom Mid Mews house is situated in a quiet backwater and is an ideal purchase for clients looking for a tranquil setting. Allowing for easy access to the local amenities the property benefits from gas central heating which is complemented with uPVC double glazing. The accommodation briefly comprises Entrance porch, lounge diner and kitchen to the ground floor whilst to the first floor there is galleried bedroom and a well appointed bathroom. Externally the property is approached via a driveway to provide off road parking whilst to the rear is a mature enclosed garden.*

*Leftwich is a popular residential location on the outskirts of Northwich with local shops and schools. For a larger variety of shopping and recreational amenities, the close by market town of Northwich is a short drive away where a host of high street shops can be found to include Boots, W H Smith and Waitrose. The area is also ideal for the commute being within close proximity to the A556, which in turn links to the major motorway networks of the M6 and the M56 making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible.*

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

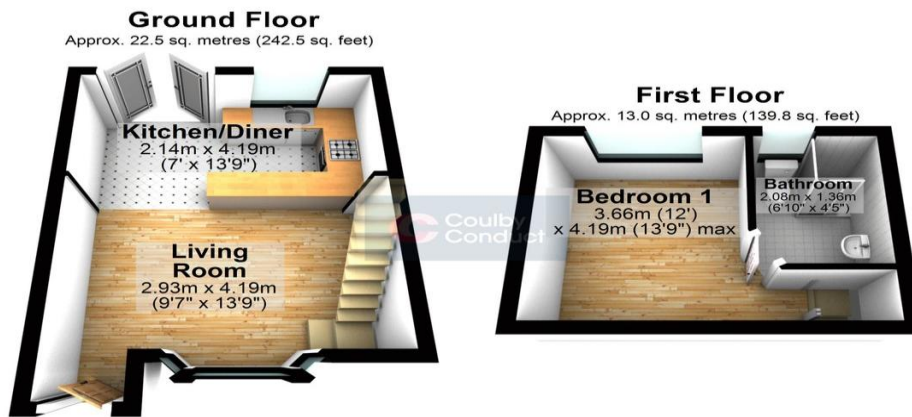
## **Accommodation**

*Lounge/Diner -13'8" x 20'8"*

*Kitchen - 7'7" x 6'7"*

*Galleried Bedroom - 13'8" x 11'11".*

*Bathroom - 4'4" x 7'1"*



Total area: approx. 35.5 sq. metres (382.4 sq. feet)

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**

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.

