



***64 The Crescent, Weaverham, Northwich, Cheshire, CW8 3LQ***  
***£200,000 – No onward chain***

*Are you looking for a property you can truly make your own? Look no further. This mid-terraced home is offered for sale with no onward chain and is located in a desirable and well-established area. The ground floor features a spacious entrance hall with handy storage, a generous lounge/diner, and a well-proportioned kitchen. Upstairs, you will find three bedrooms along with a family bathroom and separate. Externally, the property boasts a good-sized rear garden complete with brick-built storage. Early viewing is highly recommended to fully appreciate the potential this home has to offer.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, doors to the lounge and useful storage area and stairs rise to the first floor.*

### **LOUNGE DINER 12' 3" x 18' 9" (3.73m x 5.72m)**

*With double glazed windows to the front and rear elevations, wall mounted radiator and feature fire place. A door leads to the kitchen.*

### **KITCHEN 14' 0" x 9' 4" (4.27m x 2.84m)**

*With a double glazed window to the rear elevation and a door that leads to the rear garden. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap, space for cooker, space and plumbing for washing machine and space for fridge freezer.*

### **LANDING**

*Loft access, cupboard housing boiler and doors to all rooms.*

### **BEDROOM ONE 13' 9" x 12' 5" (4.19m x 3.78m)**

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

### **BEDROOM TWO 9' 4" x 11' 1" (2.84m x 3.38m)**

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

### **BEDROOM THREE 8' 3" x 9' (2.51m x 2.74m)**

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

### **FAMILY BATHROOM**

*With a double glazed opaque window to the front elevation, panelled bath with shower over and hand wash basin, wall mounted radiator.*

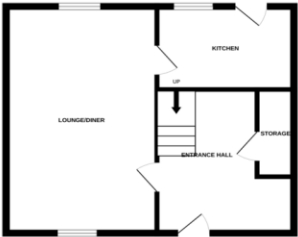
### **WC**

*With a double glazed opaque window to the rear elevation and low level WC.*

### **EXTERNALLY**

*The property is accessed via the path leading to the entrance door. The rear garden is laid to lawn and patio, brick built storage.*

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The architect, agent and publisher shall have no liability and no guarantee as to their accuracy 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.

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