

## **6 Priory Street, Northwich, Cheshire, CW9 5QE**

**£132,500**

*Investors only - sold with a sitting tenant. This attractive mid-terraced home is ideally located in the heart of Northwich town centre, within easy reach of local amenities and picturesque riverside walks.*

*The property has been well cared for and lovingly maintained by the current tenant, making it an excellent investment opportunity. The accommodation comprises a lounge, dining room, and kitchen on the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.*

*Externally, the property benefits from a low-maintenance rear garden complete with a useful storage shed. An ideal purchase for investors seeking a ready-made business venture in a central and convenient location.*

## Accommodation

### *LOUNGE 11' 4" x 12' 4" (3.45m x 3.76m)*

*With a double glazed window to the front elevation, wall mounted radiator, double doors lead to the dining room.*

### *DINING ROOM 6' 9" x 11' 9" (2.06m x 3.58m)*

*With a double glazed window to the rear elevation and wall mounted radiator, access through to the kitchen.*

### *KITCHEN 6' 9" x 12' 6" (2.06m x 3.81m)*

*With double glazed windows to the side and rear elevation and a door which leads to the rear garden. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob, space and plumbing for washing machine, part tiled walls and tiled flooring, wall mounted radiator and stairs rise to the first floor.*

### *LANDING*

*Doors to all rooms.*

### *BEDROOM ONE 11' 9" x 10' 9" (3.58m x 3.28m)*

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

### *BEDROOM TWO 6' 3" x 8' 4" (1.91m x 2.54m)*

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

### *FAMILY BATHROOM*

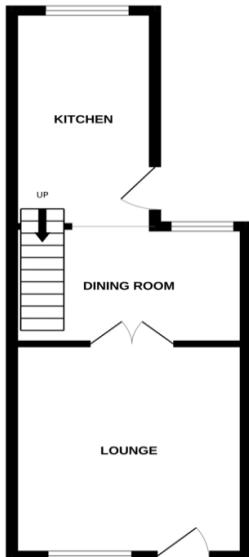
*With a double glazed opaque window to the rear elevation. Fitted with a four piece suite comprising low level WC, hand wash basin, panelled bath and shower cubicle and shower. Wall mounted radiator and a cupboard houses the combi boiler.*

### *EXTERNALLY*

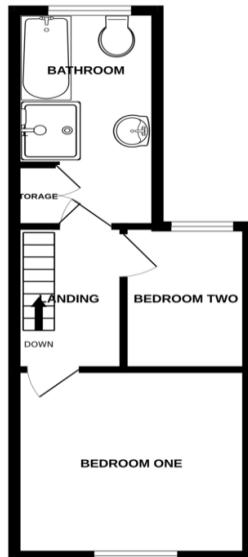
*To the rear is an enclosed low maintenance garden and storage shed.*



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is the responsibility of the purchaser to have the property fully surveyed and checked as to their operability 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.

**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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