



8 Royles Place, Greenbank, Northwich, Cheshire, CW8 4AH
£195,000 – No onward chain

Tucked away in the highly sought-after location of Royles Place, this beautifully presented mid-terrace home is offered for sale for the first time in 39 years and comes with no onward chain. Arranged over three floors, the accommodation briefly comprises an inviting entrance hall, a spacious lounge through to dining room, and a kitchen on the ground floor. The first floor offers two well-proportioned bedrooms and a family bathroom, while the second floor provides a third bedroom. Externally, the property benefits from a stunning low-maintenance patio garden, perfect for outdoor living and entertaining, along with a garage. Early viewing is highly recommended to fully appreciate everything this beautiful home has to offer.

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, a door leads to the dining room and stairs rise to the first floor.

LOUNGE 12' 10" x 11' 3" (3.93m x 3.45m)

With a double glazed window to the front elevation, wall mounted radiator, laminate flooring and feature multi fuel burner.

DINING ROOM 14' 0" x 13' 7" (4.27m x 4.15m)

With double glazed French doors that lead to the patio garden, laminate flooring, wall mounted radiator and multi fuel burner.

KITCHEN 12' 10" x 7' 5" (3.92m x 2.28m)

With double glazed windows to the rear elevation, feature roof windows allowing a flow of natural light and a door leads to the side. Fitted with a range of base and wall units with granite work surface over incorporating a sink unit and mixer tap. Plinth heater in the kick boards. Space for Rangemaster cooker, integrated fridge, space and plumbing for washing machine.

LANDING

Doors lead to the bedrooms and stairs rise to the second floor.

BEDROOM ONE 11' 0" x 12' 7" (3.36m x 3.86m)

With double glazed windows to the front elevation, wall mounted radiator and built in wardrobes and drawers providing hanging and storage space.

BEDROOM TWO 13' 4" x 8' 1" (4.07m x 2.48m)

With a double glazed window to the rear elevation, built in storage space for hanging and wall mounted radiator.

BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and 'P' shaped bath with shower over. Tiled walls, inset spot lighting, wall mounted radiator and cupboard housing combi boiler.

BEDROOM THREE 12' 9" x 12' 5" (3.9m x 3.8 maxm)

Converted loft space with useful eaves storage, wall mounted radiator and a double glazed window to the rear elevation.

EXTERNALLY

A lovely low maintenance patio garden, ideal for entertaining. A garage and piece of land to the rear, the space is rented from the council at a cost of approximately £56.00 per annum.





Total area: approx. 111.8 sq. metres (1203.4 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

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