



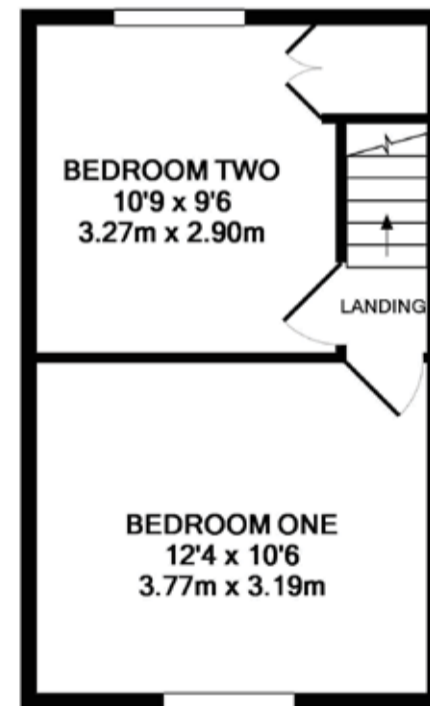
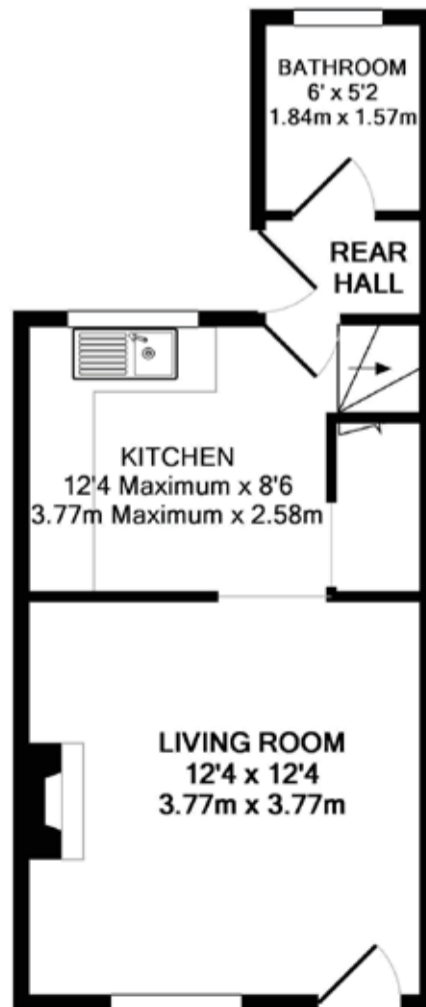
Floor Plans

(Not to scale)



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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



1ST FLOOR
APPROX. FLOOR
AREA 258 SQ.FT.
(23.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TARPORLEY

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Cheshire CW6 0AG

01829 730 021

tarporley@hinchliffeholmes.co.uk

NORTHWICH


28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

9 Stanley Street

Northwich, Cheshire CW9 7DJ

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

Hinchliffe Holmes are delighted to offer for sale this two bedroom mid-terraced home situated just a short distance from Northwich Town Centre. Accommodation briefly comprises: Lounge, Kitchen, Shower Room and to the first floor Two Double Bedrooms. Viewing quickly is highly recommended.

LOCATION

Just a quick walk away to the large market town of Northwich which has a bustling high street with major retail outlets and leisure facilities. For the commuter, the M6 and M56 are within close proximity offering a gateway to major cities such as Chester, Liverpool and Manchester, along with Northwich train station offering quick transport to Manchester and Chester which is close enough by to walk to.

DIRECTIONS

From our office on High Street head west on Apple Market Street towards Weaver Way. Weaver Way turns left and becomes Barons Quay Road. After 0.2 miles, turn left onto Leicester Street. After 0.2 miles at the roundabout, continue straight on to stay on Leicester Street. After 0.3 miles at the next roundabout take the third exit onto Station Road/B5082. After 0.2 miles, turn left onto Manchester Road. After 0.3 miles, turn left onto Stanley Street and the property is on the left hand side.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Living Room 3.76m (12'4) x 3.76m (12'4)

Laminate flooring, double radiator, electric fire with marble inset and wooden surround, UPVC double glazed window to front. Door to:

Kitchen 3.76m (12'4) x 2.59m (8'6)

Understairs storage, laminate flooring, fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, inset stainless steel sink unit with mixer tap and drainer, window to rear, stairs to First Floor, space for cooker, space and plumbing for washing machine, space for tumble dryer.

Inner Hallway

Double glazed doors to side, laminate flooring.

Shower Room 1.83m (6'0) x 1.57m (5'2)

UPVC double glazed window to rear, tiled floor, fully tiled walls, inset downlighters, shower cubicle, wash hand basin, low level WC, double radiator.

FIRST FLOOR

Landing

Loft access, fitted carpet, smoke alarm.

Bedroom One 3.76m (12'4) x 3.2m (10'6)

UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Two 3.28m (10'9) x 2.9m (9'6)

UPVC double glazed window to rear, fitted carpet, radiator, cupboard housing boiler.

OUTSIDE

Courtyard Garden

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band A.

POSTCODE

CW9 7DJ

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

