



50 Drillfield Road, Northwich, Cheshire, CW9 5HT

£215,000



This is a superb, much improved three storey town house, which is uniquely situated on the development in that it has a long driveway suitable for parking at least two cars off road. The current owners have upgraded the house having converted the garage into a ground floor bedroom and wet-room, which could of course be used for other purposes including a work from home room. Other notable improvements include the replacing of the old kitchen and two other bathrooms and the house is immaculate throughout. Accommodation highlights include a spacious living room and three double bedrooms over two floors with the master bedroom extended across the top floor with fitted wardrobe, defined dressing room and en-suite shower rom. Externally there is a landscaped rear garden and well kept lawned garden to the front set behind a mature hedge. An internal viewing appointment is highly advised.

GROUND FLOOR

ENTRANCE HALL

2.02m x 3.56m (6' 8" x 11' 8")

New composite front door. Staircase to first floor.

CLOAKROOM

0.93m x 1.50m (3' 1" x 4' 11")

WC & wash hand basin.

KITCHEN

1.87m x 3.56m (6' 2" x 11' 8")

Luxury fitted kitchen. Space and plumbing for appliances. Built-in electric oven and hob with extractor fan over.

LIVING ROOM

3.99m x 5.13m (13' 1" x 16' 10")

Two sets of Frech doors to garden. Fireplace. Access to:

GROUND FLOOR BEDROOM

2.67m x 3.47m (8' 9" x 11' 5")

Converted from original garage. Aspect to the front.

WET-ROOM

2.67m x 1.95m (8' 9" x 6' 5")

A specially adapted room with WC, wash hand basin and shower area. Part tiled walls.

FIRST FLOOR

LANDING

1.96m x 2.82m (6' 5" x 9' 3")

Staircase to second floor.

BEDROOM 2

3.99m x 2.49m (13' 1" x 8' 2") & 1.93m x 1.52m (6' 4" x 5' 0")

Aspect to the front.

BEDROOM 3

3.99m x 3.27m max (13' 1" x 10' 9")

Aspect to the rear.

BATHROOM

1.93m x 1.94m (6' 4" x 6' 4")

Re-fitted bathroom with modern tiled walls. Bath with shower over, wash hand basin and WC.

SECOND FLOOR

LANDING

MASTER BEDROOM

3.99m x 4.77m (13' 1" x 15' 8")

Aspect to the front. Fitted wardrobe with mirrored door. Built-in cupboard housing gas boiler.

Dressing Area

2.12m x 1.33m (6' 11" x 4' 4")

Aspect to the rear with door to:

EN-SUITE SHOWER ROOM

1.77m x 1.98m (5' 10" x 6' 6")

Re-fitted bathroom with modern tiled walls. Shower cubicle, wash hand basin and WC.

EXTERNAL

FRONT

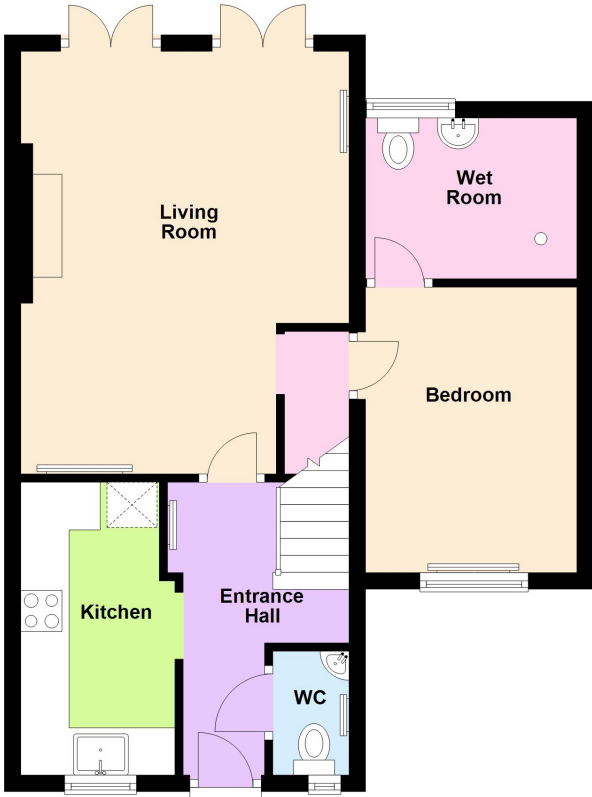
Good size lawn set behind a mature hedge. Tarmac driveway with parking for at least two cars. Enclosed rear garden, which is landscaped and very low maintenance. Seating area behind the former garage. Timber shed.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

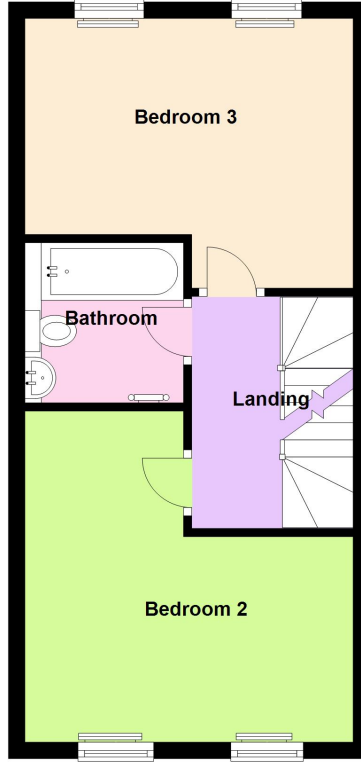
Ground Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



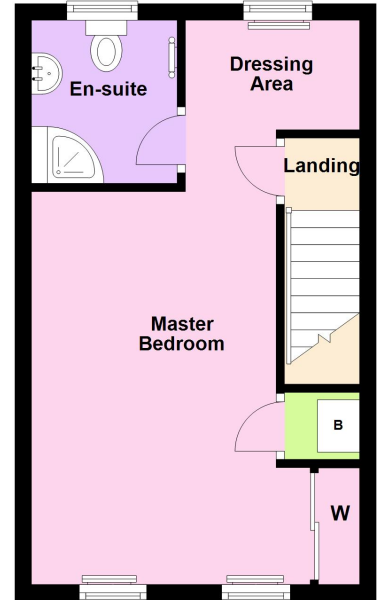
First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



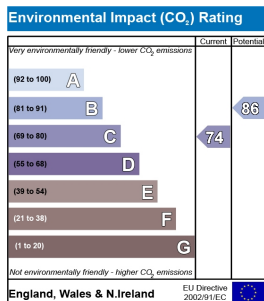
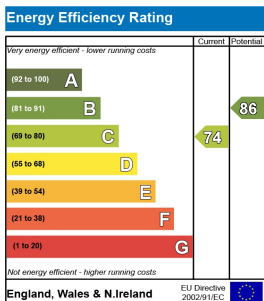
Second Floor

Approx. 27.3 sq. metres (294.0 sq. feet)



Total area: approx. 112.7 sq. metres (1212.6 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



33, The Green, Hartford, Northwich, CW8 1QA

01606 331784

Email: enquiries@westates.co.uk

www.westates.co.uk

