



164 Chester Road, Northwich, Cheshire, CW8 4AL

**£200,000**



A modern, semi-detached home, conveniently located being close to Greenbank Railway Station and the Hartford Campus with its excellent range of schools for all ages. The property is exceptionally well presented with a modern re-fitted kitchen and bathroom and features gas central heating and PVCu double glazed windows. The accommodation comprises: Entrance hall, lounge, kitchen dining room, first floor landing, three bedrooms (two with fitted bedroom furniture) and bathroom. Externally there is a mature rear garden and there is a driveway with parking for at least two cars. An internal viewing appointment is advised.

## GROUND FLOOR

### ENTRANCE HALL

1.12m x 2.03m (3' 8" x 6' 8")

Staircase to first floor.

### LOUNGE

3.96m x 3.52m (13' 0" x 11' 7")

Front aspect. Feature fireplace with gas fire.

### KITCHEN DINING ROOM

4.50m x 2.49m (14' 9" x 8' 2")

Rear aspect. Modern fitted kitchen units. Space and plumbing for appliances. Built-in electric oven and ceramic hob with extractor fan over. Tiled floor. built-in under-stairs cupboard.

## FIRST FLOOR

### LANDING

2.00m x 2.03m (6' 7" x 6' 8"), Access to loft space which is boarded with power, light and ladders.

### BEDROOM 1

2.62m x 3.58m (8' 7" x 11' 9")

Front aspect. Fitted bedroom furniture.

### BEDROOM 2

2.40m x 2.87m (7' 10" x 9' 5")

Rear aspect.

## BEDROOM 3

2.00m x 1.89m (6' 7" x 6' 2")

Rear aspect. Fitted bedroom furniture.

## BATHROOM

1.77m x 2.43m (5' 10" x 8' 0")

Tiled bathroom with panelled bath with shower and screen over, wash hand basin and WC. Heated towel radiator.

## EXTERNAL

### GARDENS & PARKING

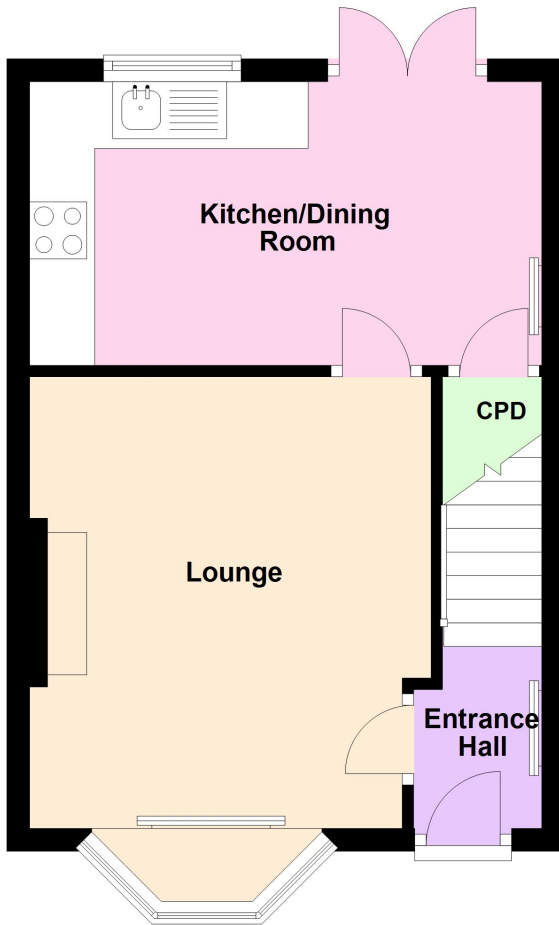
To the front there is an open plan lawned garden with path to front door. Side driveway with parking for at least two cars. The drive extends beyond the fence and in to the rear garden. Rear garden with lawn and patio areas and well stocked borders. Timber shed.



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.

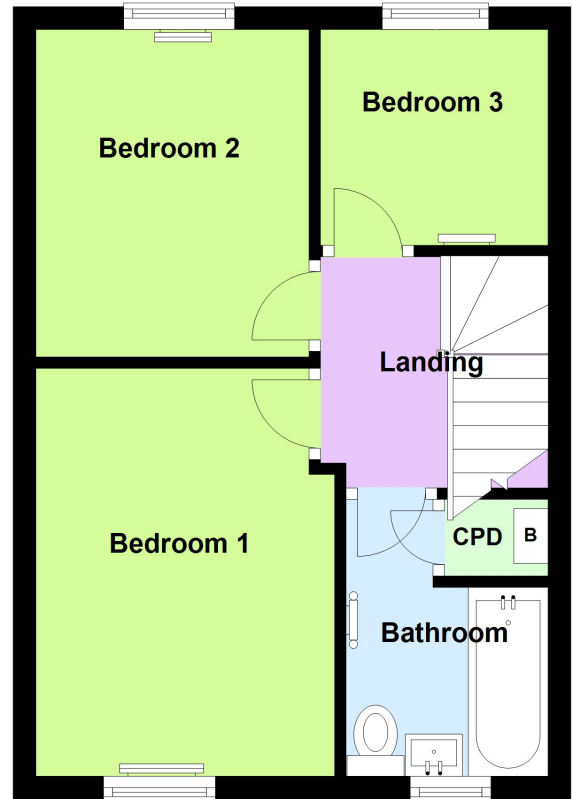
## Ground Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



## First Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



Total area: approx. 59.1 sq. metres (636.7 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](mailto:enquiries@westates.co.uk)

[www.westates.co.uk](http://www.westates.co.uk)

