



58 Darwin Street, Northwich, Cheshire, CW8 1BN

**£175,000**



This is an extensively modernised traditional semi-detached house, which is situated in a popular and convenient central residential location, overlooking a school playing field to the front. The property is offered in excellent decorative condition with gas central heating and double glazed windows, the accommodation comprises: Entrance hall, cloakroom/WC, two large reception rooms and fitted kitchen on the ground floor along with two large double bedrooms, single bedroom and luxury four piece bathroom on the first floor. Outside there is parking to the front and a mature garden to the rear and there is a lean-to store/covered seating area at the side of the house. An early appointment to view is recommended.

## GROUND FLOOR

### ENTRANCE HALL

Under-stairs storage cupboard, staircase to first floor landing.

### CLOAKROOM/WC

Low level WC and wash hand basin, tiled walls, window to side.

### FRONT RECEPTION ROOM

3.83m x 2.80m (12' 7" x 9' 2")

Large double glazed bay window to front, radiator, gas fire on marble hearth.

### REAR RECEPTION ROOM

3.67m x 4.12m (12' 0" x 13' 6")

PVCu double glazed bay window to rear, radiator, tiled fireplace housing gas fire.

## KITCHEN

2.27m x 3.29m (7' 5" x 10' 10")

Fitted with a matching range of eye level wall and base cupboards with laminated worktops over, 1&1/2 bowl stainless steel sink unit with mixer tap and tiled splashbacks, built-in double electric oven and ceramic hob with extractor fan over. Freestanding fridge, freezer, dishwasher and washer/dryer (included in the sale price) PVCu double glazed bay window to rear, radiator, PVCu panelled and double glazed door to lean-to.

## FIRST FLOOR

### LANDING

Window to side, access to roof space. Built-in storage cupboard.

### BEDROOM 1

3.83m x 3.38m (12' 7" x 11' 1")

Large double glazed bay window to front, radiator.



## BEDROOM 2

3.54m x 3.66m (11' 7" x 12' 0")

Double glazed window to rear, radiator, fitted wardrobe with full length sliding doors and central mirror.

## BEDROOM 3

1.65m x 1.90m (5' 5" x 6' 3")

Built-in single bed with storage below. Built-in folding desk. Double glazed window to front, Electric heater.

## BATHROOM

2.40m x 2.68m (7' 10" x 8' 10")

A luxury bathroom, fitted with a four piece suite, comprising: panelled bath with shower attachment, double shower enclosure, wash hand basin and WC. Part tiled walls, full height built-in cupboard housing gas boiler. Double glazed window to rear and side. Heated towel radiator.

## OUTSIDE

### FRONT & SIDE

Paved driveway set behind wrought iron gates. Mature flower bed/border. Lean-to to side of house with doors to front and rear and door to kitchen.

### REAR

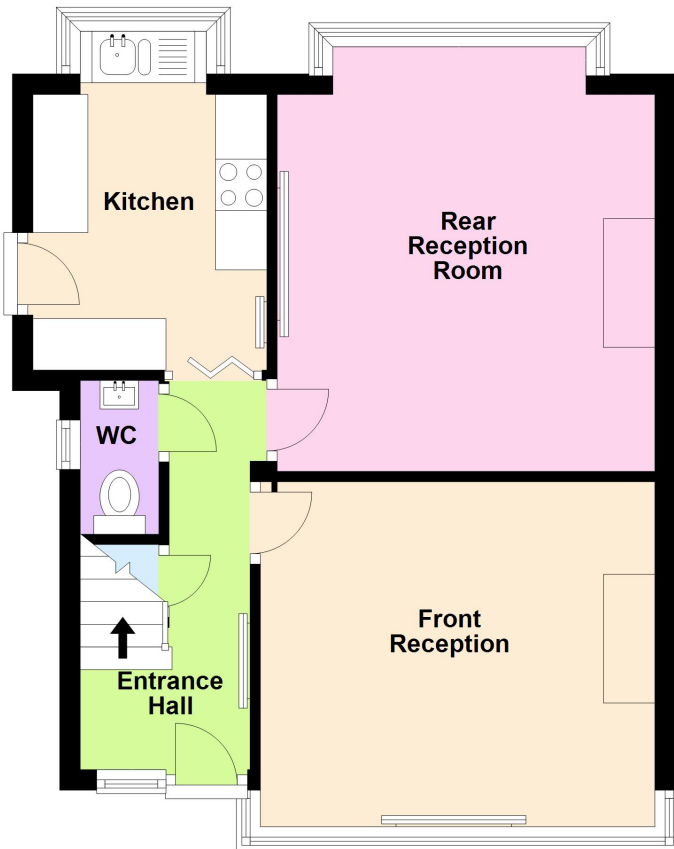
Mature rear garden with patio and lawn areas with well stocked borders, garden shed. Fishpond.



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.

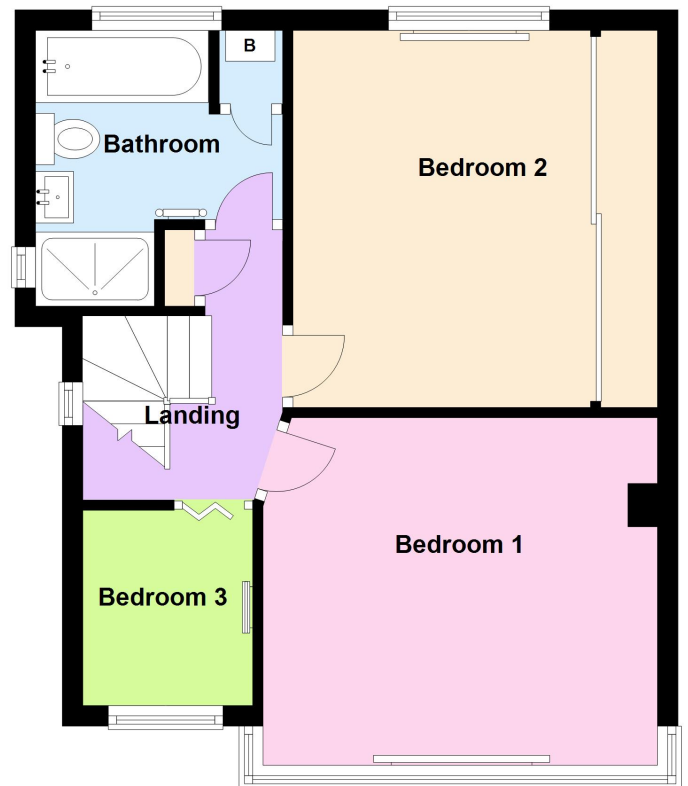
## Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



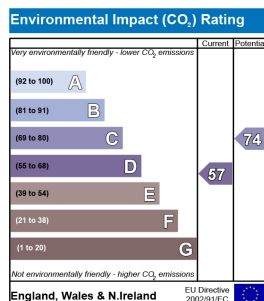
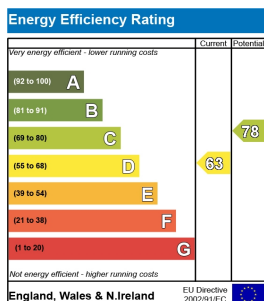
## First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 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.



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