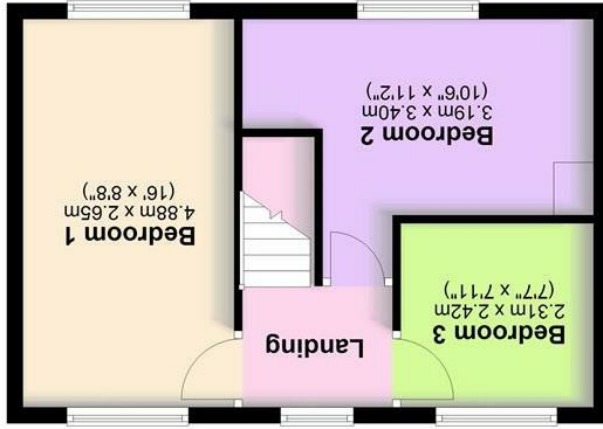
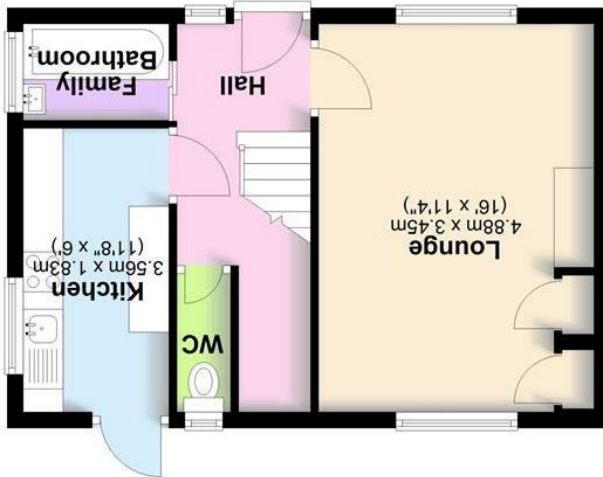


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 69.7 sq. metres (750.0 sq. feet)



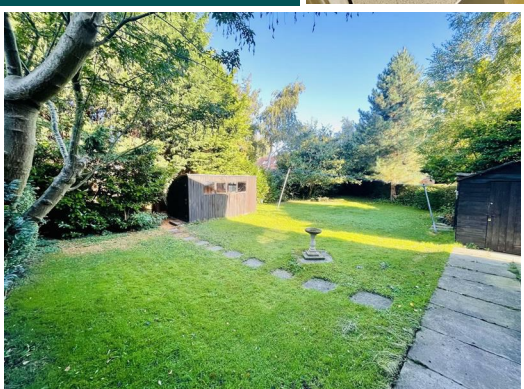
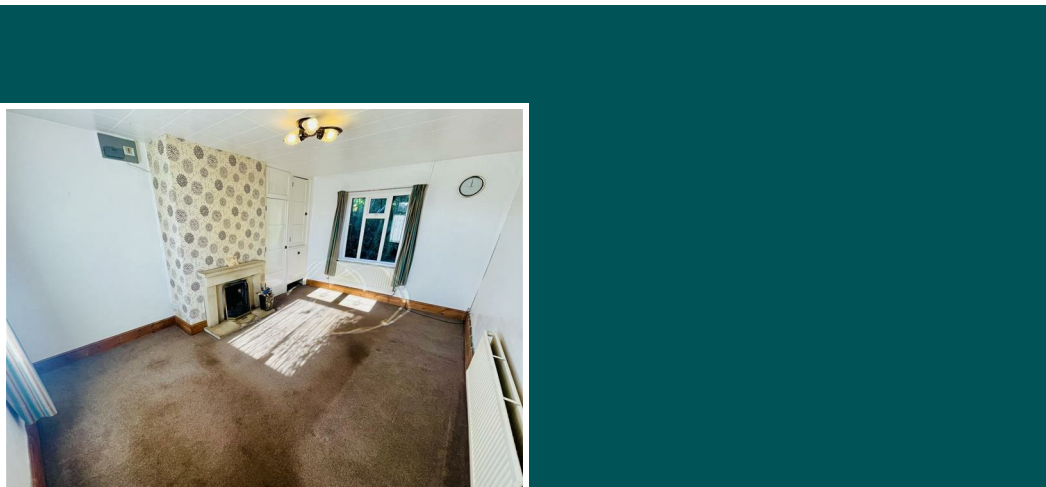
First Floor
 Approx. 34.8 sq. metres (374.3 sq. feet)



Ground Floor
 Approx. 34.9 sq. metres (375.7 sq. feet)



OFFERS IN THE REGION OF £160,000



18 BIRTWISTLE ROAD
 RUDHEATH
 NORTHWICH
 CW9 7LQ



COUNCIL TAX BAND: B



Attention property developers! A corner plot property in need of modernisation throughout with a large rear garden available in Rudheath

Description

Owned in the late vendors family since the late 1970s this chain free property is the perfect opportunity for a first time buyer.

Located on a corner plot with a large private enclosed garden this property is in need of modernisation throughout but presents the perfect opportunity for a buyer to implement their own personal stamp.

Ground floor accommodation comprises hallway with doors to the lounge, family bathroom, separate WC and kitchen.

The dual aspect lounge measures 16 ft by 11 ft creating a light and airy reception room with a feature fireplace and two built in storage cupboards.

The two piece family bathroom has a frosted double glazed window to the rear aspect.

The kitchen has a range of low level and eye level units along with the wall mounted Baxi combi boiler and space for a gas cooker, washing machine and under counter fridge. The kitchen has a large double glazed window to the rear aspect and a uPVC door to the rear garden.

Upstairs comprises landing with access to the fully boarded loft space, two double bedrooms and a third bedroom/study all of which have double glazed windows.

Externally this property has a double driveway to the front aspect and side access to the rear enclosed garden.

Birtwistle Road is located within close proximity of amenities including Northwich town centre along with pleasant walks and cycle paths along the River Weaver. Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is within a few moments stroll of the property.

Northwich town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.