



**MISREPRESENTATION ACT 1967.**

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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.

TWO BEDROOM, TERRACED property located in a desirable residential development in Northwich. The accommodation includes: hallway, lounge and kitchen to the ground floor and two bedrooms and bathroom to the first floor. Externally there are gardens front and rear and a driveway providing off road parking.

### ENTRANCE HALLWAY

The property is accessed through a wooden front door which leads into the hallway, with a storage cupboard.

### LOUNGE

12'9" x 16'2" (3.91 x 4.93)

With a double glazed bay window to the front elevation, radiator, featuring a modern fireplace, stairs ascend to the first floor.



### KITCHEN

12'4" x 5'1" (3.76 x 1.57)

Fitted with a range of wall, drawer and base units with work tops over, integrated electric oven and gas hob, double glazed window to the rear, wall mounted gas boiler, tiled floor and part tiled walls, space and plumbing for a washing machine.



### FIRST FLOOR LANDING

With loft access and airing cupboard

### BEDROOM ONE

12'0" x 8'5" (3.68 x 2.57)

With two double glazed windows to the front, radiator and built in wardrobes



### BEDROOM TWO

9'8" x 8'7" (2.95 x 2.62)

With a double glazed window to the rear, radiator, storage cupboard



### BATHROOM

Fitted with a white suite comprising of a low level WC, wash hand basin, panelled bath with shower over



### OUTSIDE

To the front there is parking for one car, to the rear there is an enclosed garden with pathway to the end, space for a shed.

