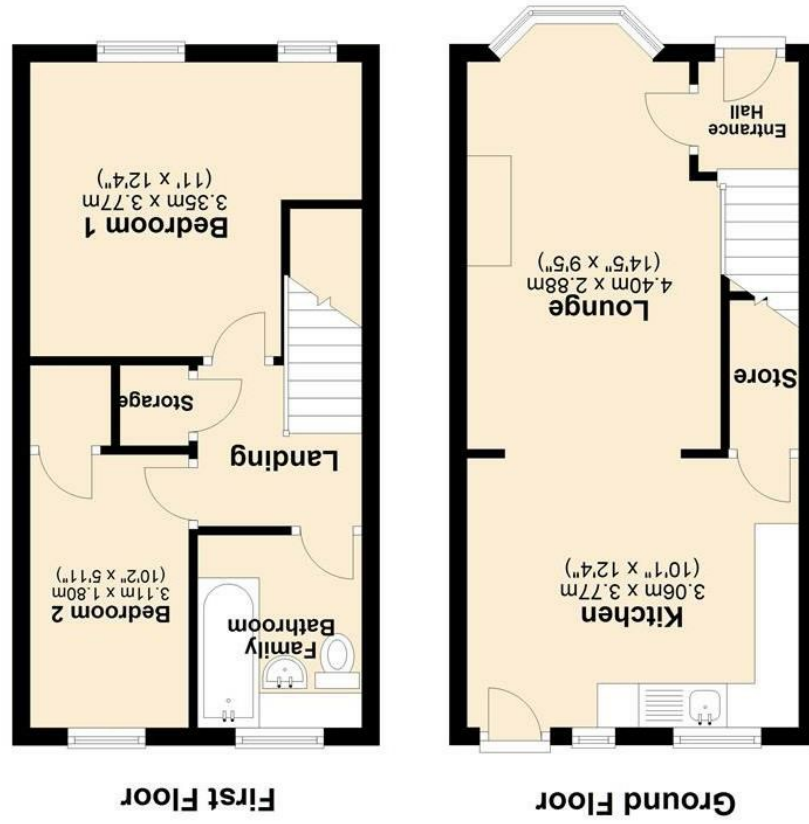


MISREPRESENTATION ACT 1967.

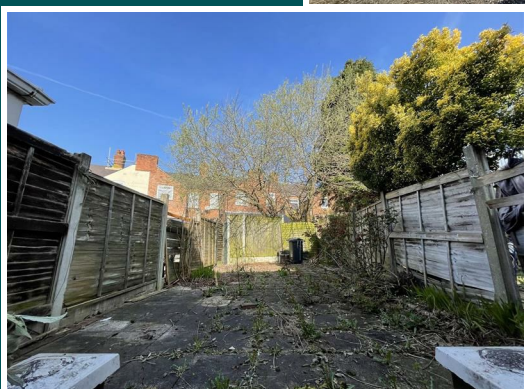
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

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.



OFFERS IN THE REGION OF £120,000



**137 MALPAS ROAD
RUDHEATH
NORTHWICH
CW9 7BJ**



COUNCIL TAX BAND: B



TWO BEDROOM, CHAIN FREE, FREEHOLD, mid-terrace property located on Malpas Road, Northwich. This property is in need of full modernisation and is the perfect opportunity for buy to let investors. Accommodation boasts entrance hallway, lounge through kitchen, followed by two bedrooms upstairs and a three piece family bathroom. Located within close proximity to Northwich train station, this property is perfect for commuters to Chester, Liverpool, Manchester and London. The Rudheath Senior Academy is just a short walk away on Middlewich Road. To schedule a viewing please call 01606 41318 or email northwich@wrightmarshall.co.uk

Externally

Partly blocked paved, partly gravel driveway, gas metre and one wall mounted light point to the front aspect. Further allocated parking for two vehicles to the side aspect of 135 Malpas Road. Block paved garden and outside water tap to the rear aspect.

Entrance Hallway

Glass panelled UPVC front door, tiled flooring and one ceiling light point.

Lounge

Laminate flooring, electric fire, double glazed bay window to the front aspect, cupboard housing electric metre, two wall mounted light points and one ceiling light point.

Kitchen

Lino flooring, door leading to under stairs storage cupboard, low level and eye level units with granite effect tops, sink with drainer, space for cooker and fridge, glass panelled frosted UPVC back door leading to the rear aspect, frosted double glazed window to the rear aspect, another double glazed window to the rear aspect and two ceiling light points.

Landing

One ceiling light point and loft hatch.

Bedroom One

Laminate flooring, two double glazed windows to the front aspect, one storage heater and one ceiling light point.

Bedroom Two

Built-in double wardrobe, double glazed window to the rear aspect and one ceiling light point.

Family Bathroom

Lino flooring, toilet, sink, panelled bath with electric shower over, extractor fan, frosted double glazed window to the rear aspect and one ceiling light point.