



For Sale

£179,950



- Deceptively Spacious Home
- Three Double Bedrooms
- Separate Lounge
- Kitchen/Breakfast area
- Driveway

- Double Glazing
- Gas Central Heating
- Fitted Bathroom to first floor
- Large Garden to the rear
- NO ONWARD CHAIN INVOLVED

**Lime Avenue
Weaverham, CW8 3DG**

Property Description

Set back from the road stands this deceptively spacious three double bedroom mature mid terraced house which would make an ideal purchase for a first time buyer, family or buy to let investor. The property offers the full benefits of gas fired central heating, double glazing, fitted bathroom suite to the first floor, driveway and very large garden to the rear with the potential to extend subject to planning permission.

THE PROPERTY PROVIDES NO ONWARD CHAIN AND VIEWING APPOINTMENTS ARE AVAILABLE SEVEN DAYS A WEEK AND THE HOME HAS BEEN PRICED FOR A QUICK SALE.

Location

Weaverham is a popular and convenient location to live positioned to the west of Northwich Town which hosts a good selection of shops, restaurants, public houses etc. The area itself offers excellent schooling for both primary and secondary education with a good selection of shops close by to the home but is also a great location for the busy commuter looking for easy access to all the major Towns and Cities.



Entrance Hall

Upvc entrance door leading into spacious hallway, central heating radiator, double glazed window to the front elevation, stairs to the first floor, walk in large storage room with double glazed window and fitted shelving(potential for downstairs cloakroom).

Lounge: 17.62' x 13.35' (5.37m x 4.07m)

Measured maximum in width and length. Dual aspect double glazed windows to the front and rear elevation, central heating radiator, picture rail.

Kitchen/breakfast Area: 11.58' x 10.07' (3.53m x 3.07m)

Fitted kitchen comprising of a selection of eye level and base fitted units with complimentary worktops incorporating sink unit with drainer, part tiled to walls, electric cooker point with extractor fan above, plumbing for washing machine, central heating radiator, double glazed window to the rear elevation, upvc door leading to the garden, walk in pantry with double glazed window and fitted shelving.

Landing

Access to loft, double glazed window to the front elevation.

Bedroom 1: 15.65' x 10.14' (4.77m x 3.09m)

Measured maximum into width and length. Double glazed window to the rear elevation, central heating radiator.

Bedroom 2: 12.34' x 8.27' (3.76m x 2.52m)

Double glazed window to the front elevation, central heating radiator.

Bedroom 3: 11.61' x 10.10' (3.54m x 3.08m)

Double glazed window to the rear elevation, central heating radiator.

Bathroom

White fitted bathroom suite comprising of panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level w.c with top flush, part tiled to walls, central heating radiator, double glazed window to the front elevation, storage cupboard housing Vaillant central heating boiler with storage.

Externally

To the front of the property there is a driveway providing off road parking with lawned area and shared path which leads to the side and pathway leading to the front entrance. To the rear there is a very large garden area which is mainly laid to lawn with flagged section and brick built outhouse.

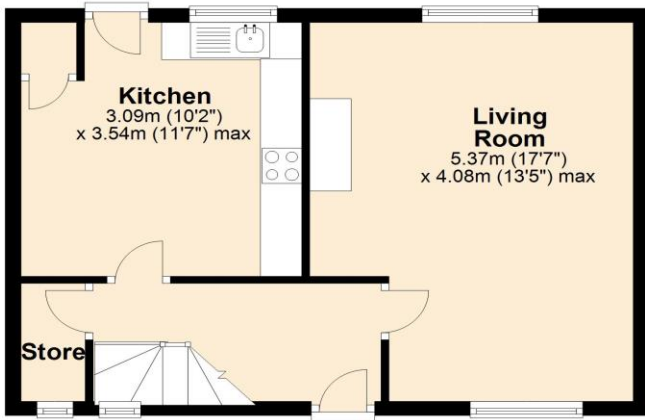
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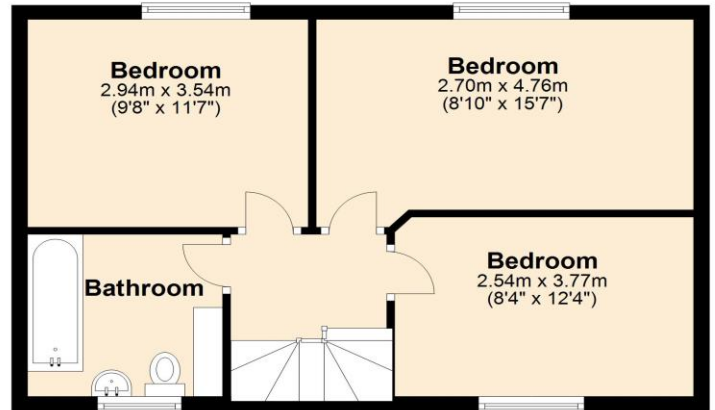
Thinking of Selling

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Ground Floor



First Floor



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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