

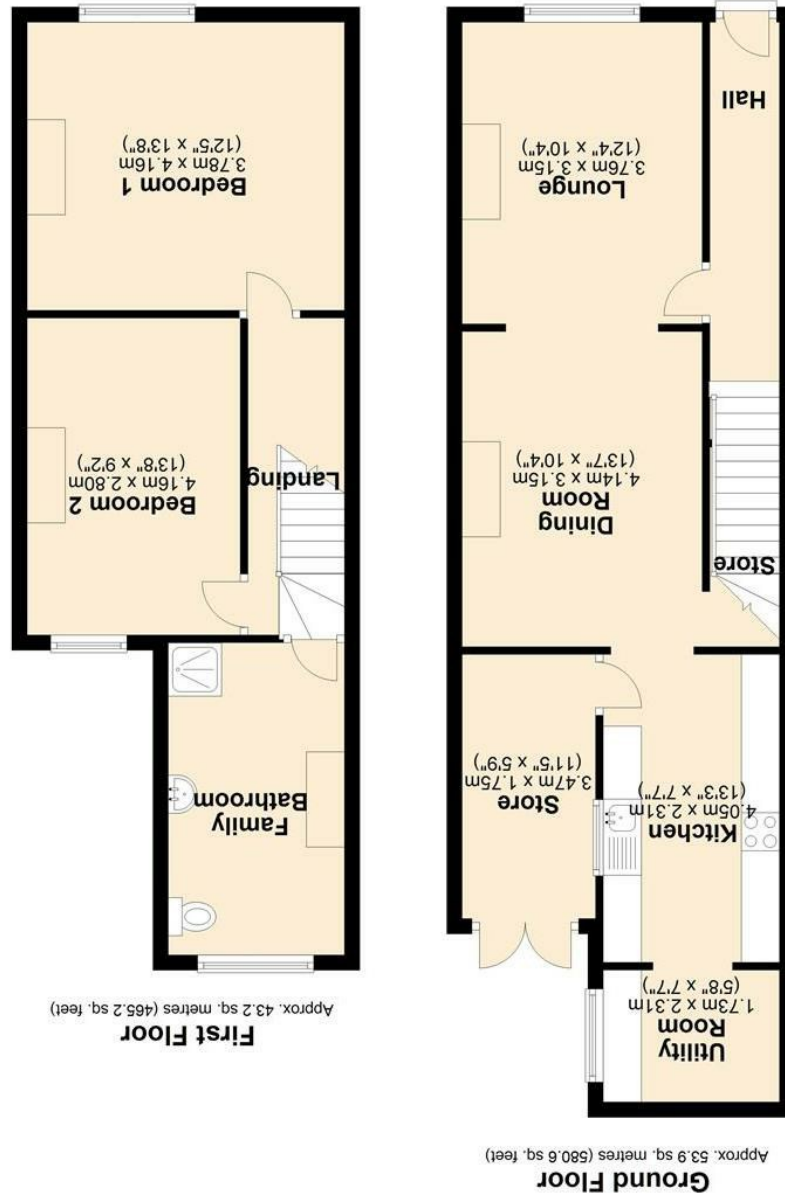
MISREPRESENTATION ACT 1967.

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.

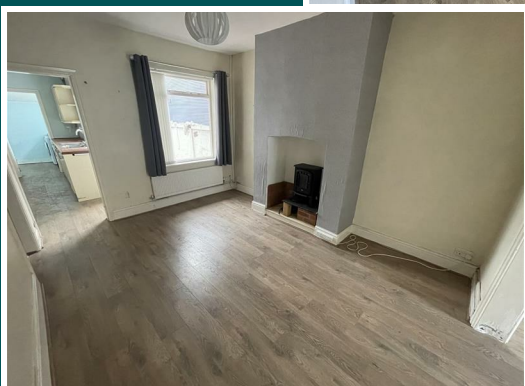
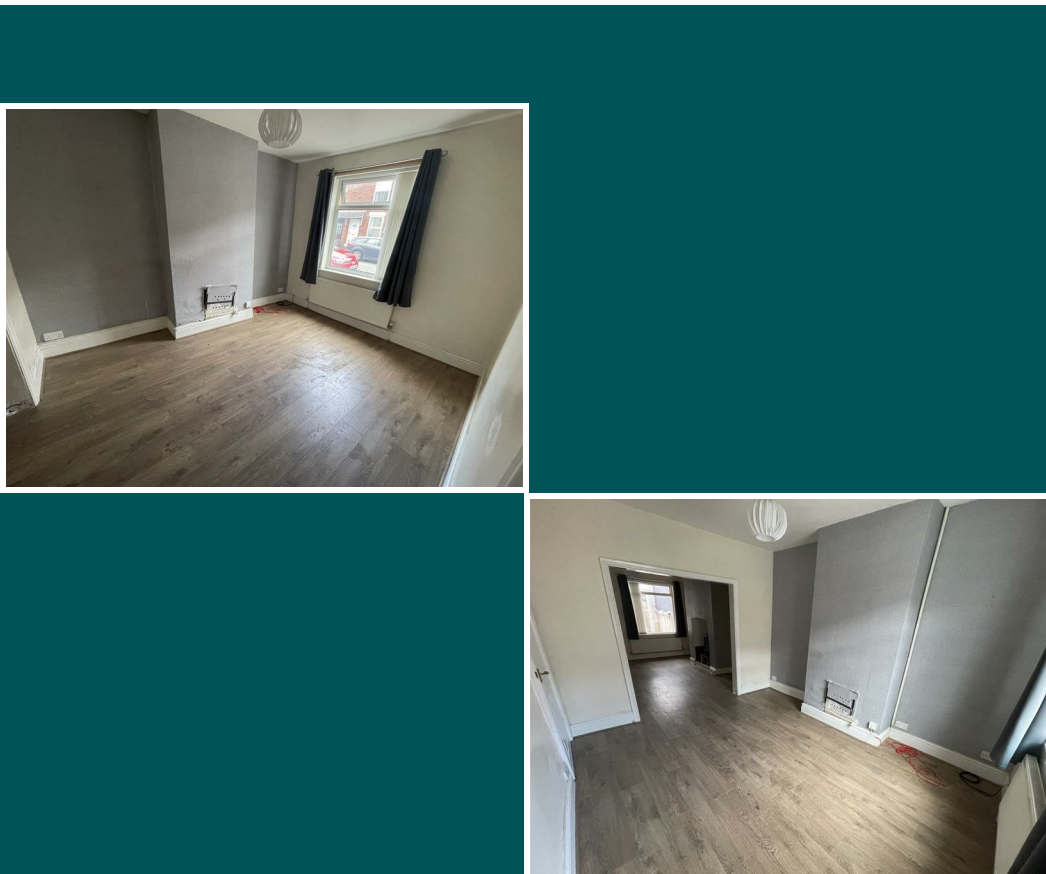
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves 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.

Total area: approx. 97.2 sq. metres (1045.7 sq. feet)



OFFERS IN THE REGION OF £90,000



14 QUEEN STREET
NORTHWICH
CW9 5JL



COUNCIL TAX BAND: A



Freehold property in need of full refurbishment located within walking distance to Northwich town centre

Description

Purchased by the current vendor in 2003 the property has been let out since presenting the perfect opportunity for a first time buyer or buy to let investor.

Queen Street is located in the heart of Northwich within walking distance to the town centre, home to large supermarkets including Waitrose, Asda and Sainsburys and a variety of independent cafes, bars and restaurants.

Accommodation comprises spacious hallway and lounge through dining room with large double glazed windows to both the front and the rear aspect.

The kitchen through utility room provides plenty of low-level and eye-level storage, including an integrated oven with electric hob, extractor fan, sink with drainer, a double glazed window to the store and space for a free standing washing machine, tumble dryer and fridge freezer. The Baxi combi boiler is located in the utility room.

The 11'5 ft x 5'9 ft store provides direct access to the rear garden via the French doors and could easily be used to extend the kitchen or create a second reception room for remote working.

Upstairs comprises a large shower room and two spacious double bedrooms and the loft space is partly boarded.

