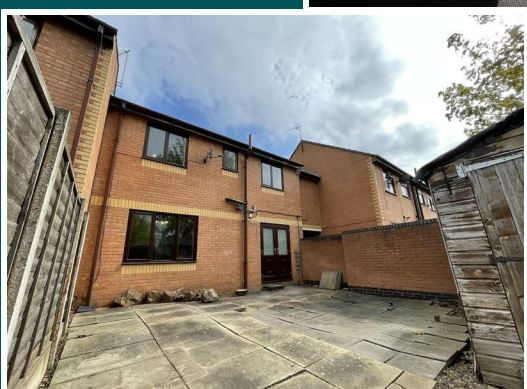
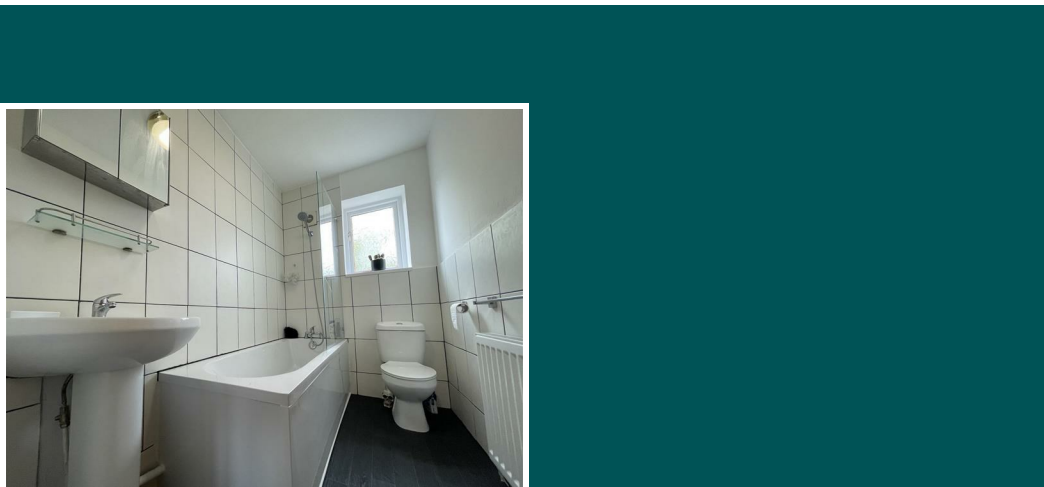


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part 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.



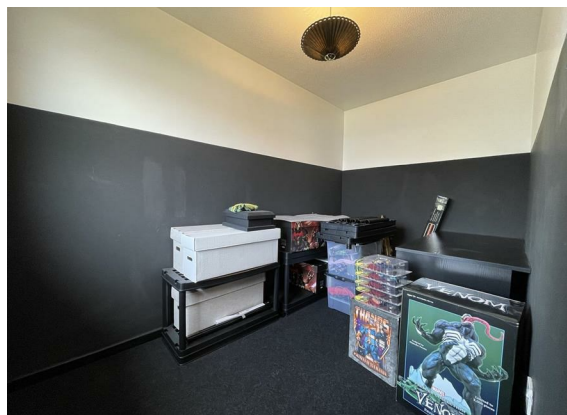
**OFFERS IN THE REGION OF £165,000**



**10 CHURCH WALK  
 NORTHWICH  
 CW9 5QQ**



**COUNCIL TAX BAND: B**



THREE BEDROOM, FREEHOLD, MID-TERRACE property, located on Church Walk, Northwich. This light and spacious property requires a new kitchen and is a fantastic opportunity for first time buyers and buy to let investors. Accommodation boasts entrance hallway, lounge through kitchen/dining room. Up stairs, two double bedrooms, a single bedroom and a three piece family bathroom can be found. Externally the property benefits from two allocated parking spaces and a spacious block paved garden to the rear aspect. Located within walking distance of Witton Church Walk, Church Of England Primary School, Brio Leisure and all the amenities that Northwich town centre has to offer, this property is perfect for young families. To schedule a viewing please call 01606 41318 or email [northwich@wrightmarshall.co.uk](mailto:northwich@wrightmarshall.co.uk)

**Externally**

Partly blocked paved partly gravel garden to the front aspect, two allocated parking spaces to the rear aspect and a large block paved rear garden.

**Entrance Hallway**

Single radiator and one ceiling light point.

**Lounge**

Single radiator, large double glazed window to the rear aspect, TV aerial points and one ceiling light point.

**Kitchen/Dining Room**

Laminate flooring, single radiator, low-level and eye-level units, sink with drainer, space for washing machine, fridge freezer, tumble dryer and cooker, wall mounted extractor fan, double glazed window to the front aspect, french doors leading to the block paved rear garden, conventional boiler and two ceiling light point.

**Landing**

Two double glazed windows to the front aspect, loft hatch and one ceiling light point.

**Bedroom One**

Single radiator, two built-in cupboards, double glazed window to the rear aspect and one ceiling light point.

**Bedroom Two**

Single radiator, double glazed window to the rear aspect, TV aerial point and one ceiling light point.

**Bedroom Three**

Single radiator, double glazed window to the front aspect, loft hatch and one ceiling light point.

**Family Bathroom**

Laminate flooring, floor to ceiling tiles, panelled bath with power shower over, toilet, sink, double glazed window to the rear aspect, wall mounted extractor fan and one ceiling light point.