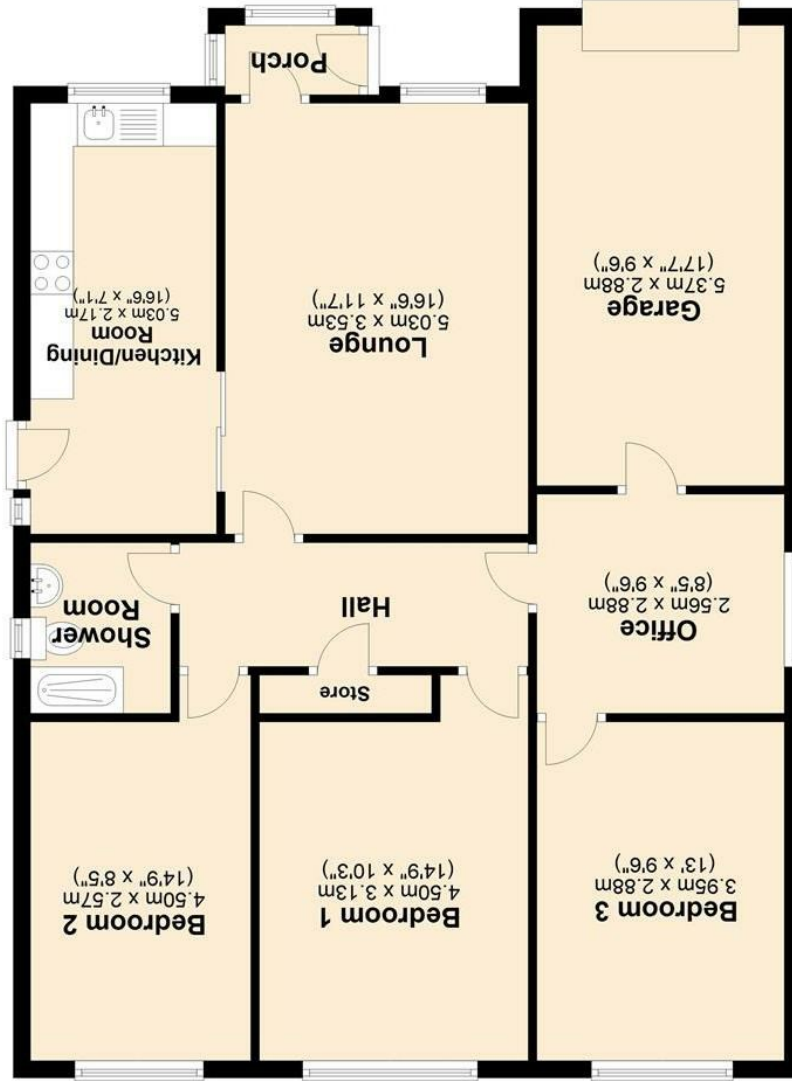


MISREPRESENTATION ACT 1967.  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and 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.

T. 01606 41318

www.wrightmarshall.co.uk

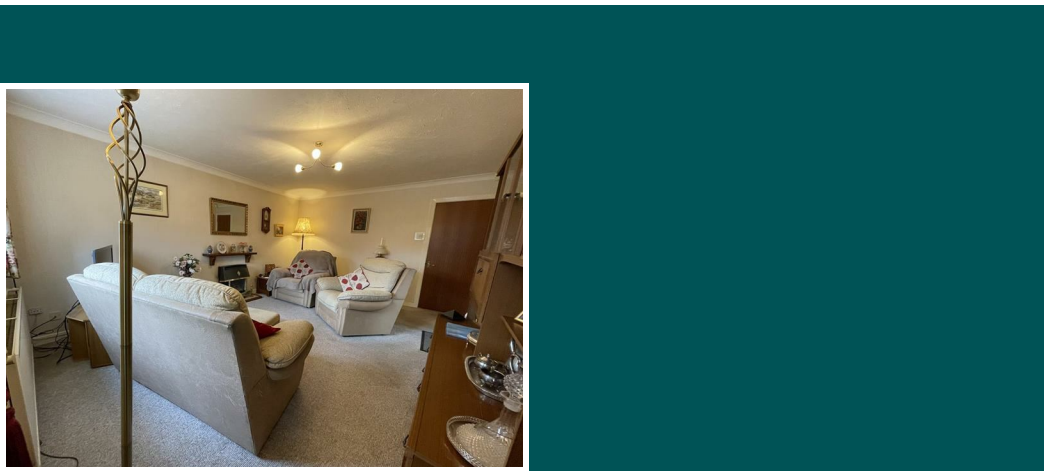
Total area: approx. 102.1 sq. metres (1099.3 sq. feet)



Ground Floor  
 Approx. 102.1 sq. metres (1099.3 sq. feet)



OFFERS IN THE REGION OF £285,000

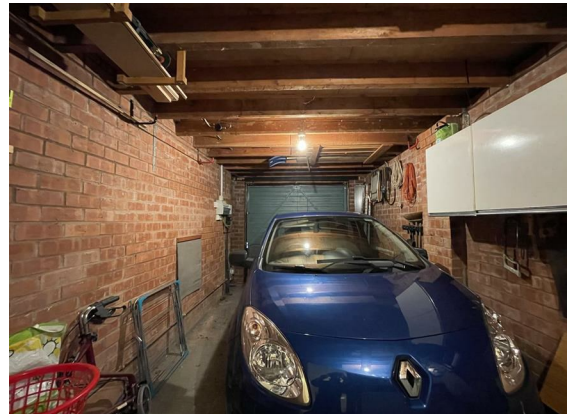


15 Highbank Road  
 Northwich  
 CW8 4AB



COUNCIL TAX BAND: C





THREE DOUBLE BEDROOM, FREEHOLD, DETACHED bungalow located on Highbank Road in Northwich. With off road parking for two vehicles and a spacious, south facing rear garden with no neighbours to the rear, this property is a must view for buyers looking downsize. Accommodation boasts porch, entrance hallway, spacious lounge, kitchen/dining room, hall, three double bedrooms, a brand new, lovely three piece, shower room, office and garage. Located within close proximity of Northwich town centre and the bus routes taking you to Chester and Warrington and of course Greenbank train station. To schedule a viewing, please call 01606 41318 or email [northwich@wrightmarshall.co.uk](mailto:northwich@wrightmarshall.co.uk)

#### Externally

Tarmacked driveway, block paved and gravel garden to the front aspect. Timber gate and outside water tap to the side access and a south facing lawned garden to the rear aspect.

#### Entrance Hallway

Tiled flooring, double glazed window to the front aspect and one wall mounted light point.

#### Lounge

Double radiator, large double glazed window to the front aspect, gas fire, TV aerial point and one ceiling light point.

#### Kitchen/Dining Room

Lino flooring, low-level and eyelevel oak effect cupboards with laminate tops, wall mounted alarm panel, double radiator, integrated gas hob, extractor hood and single oven, space for washing machine. Worcester conventional boiler, sink with drainer, double glazed window to the front and side aspect and two ceiling light points. Glass panelled UPVC door to side aspect.

#### Hall

Laminate flooring, single radiator and two ceiling light points.

#### Shower Room

Tiled flooring, floor to ceiling tiles, walk in power shower, toilet, sink with built-in storage below, double glazed frosted window to the side aspect, extractor fan, single radiator and one ceiling light point.

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

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

#### Office

Single radiator, double glazed, frosted window to the side aspect and door leading to the integral garage.

#### Garage

Concrete flooring, gas and electric metres, consumer unit, space for freezer and tumble dryer and two ceiling light points.