



Wright Marshall
Estate Agents

69 DAVID STREET, CASTLE, NORTHWICH CW8
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OFFERS IN THE REGION OF £267,500



A well presented four bedroom home with a deceptively spacious rear garden available in Castle

Externally

Large tarmaced driveway for two vehicles to the front aspect. Gas and electric metres located to the side aspect. To the rear aspect there is a large partly paved, partly lawned garden with a private seating area, ideal for entertaining family and friends at the top of the garden and a large summer house at the bottom of the garden.

Porch

Entered via a frosted glass panelled uPVC door, tiled flooring, single radiator, frosted double glazed window to the front aspect, door leading to rear garden and one ceiling light point.

Kitchen

11'11 x 9'9 (3.63m x 2.97m)

A modern and bright open plan kitchen/diner, tiled throughout, single radiator, a selection of low-level and eye-level units with oak effect tops, integrated double oven, gas hob and extractor fan, space for washing machine and American fridge freezer, cupboard housing the conventional boiler, large double glazed window to the front aspect and one ceiling light point.

Dining Room

7'9 x 15'9 (2.36m x 4.80m)

Tiled flooring, large double glazed window to the rear aspect, door leading to bedroom three, stairs leading to the lounge on the ground floor and the second floor landing and one ceiling light point.

Bedroom Three

Single radiator, double glazed window to the front aspect, door leading to en-suite shower room and one ceiling light point.

En-Suite Shower Room

Tiled flooring, floor to ceiling tiles, walk in power shower cubicle, toilet, sink, wall mounted extractor fan and one ceiling light point.

Lounge

17'9 x 11'6 (5.41m x 3.51m)

Laminate flooring, single radiator, TV aerial point, electric fireplace, sliding doors leading to the large conservatory flooding the room with natural light and one ceiling light point.

Conservatory

11'7 x 10 (3.53m x 3.05m)

Tiled flooring, french doors leading to the rear garden and one ceiling light point.

Landing

Large built-in storage cupboard, loft hatch and one ceiling light point.

Bedroom One

11'7 x 10'10 (3.53m x 3.30m)

Laminate flooring, single radiator, built in triple wardrobes and overhead cupboard space, large double glazed window to the front aspect and one ceiling light point.

Bedroom Two

13'7 x 8'9 (4.14m x 2.67m)

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

Bedroom Four

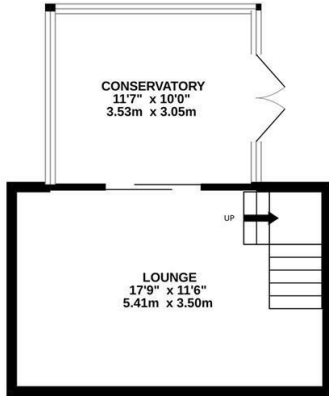
9 x 7'2 (2.74m x 2.18m)

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

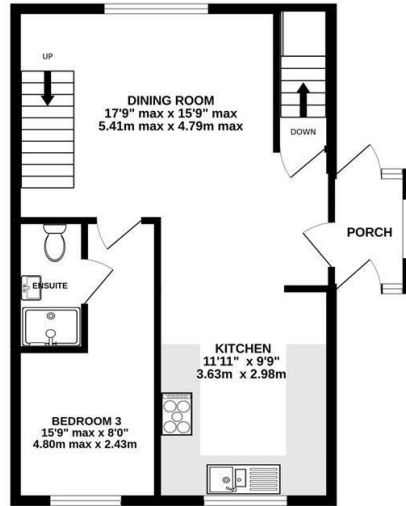
Family Bathroom

Tiled flooring, floor to ceiling tiles, bath with power shower over, toilet, sink, frosted double glazed to the rear aspect and one ceiling light point.

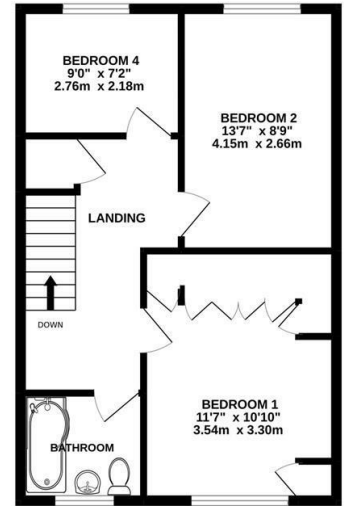
GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.

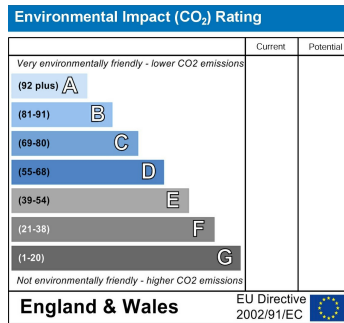
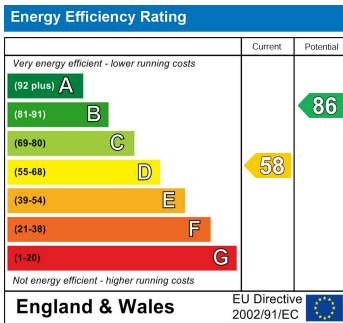


2ND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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