



VINCENT JAMES
ESTATE AGENTS

36 ALAN STREET,
NORTHWICH, CW9 7AQ

£150,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this MID TERRACED HOME located on Alan Street in Northwich. The well maintained accommodation includes: Lounge, Kitchen and Diner to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there is an enclosed rear yard.

NO CHAIN

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Entrance Hallway

Radiator, understairs storage, front door and staircase.

Lounge

11'3 x 10'5

Accessed via entrance hallway. Double glazed window to the front elevation. Feature fireplace with electric fire. Radiator.



Kitchen

14'6 x 17'2

L-Shaped kitchen fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer. Space for Fridge and Dishwasher. Space for Gas Cooker. Part tiled walls. Door to stairs. Radiator. Door to rear hallway. Double glazed window to the rear elevation.

Dining Room

11'4 x 11'6

Accessed via Lounge. Feature fireplace with electric fire. Radiator. Fitted shelves.



Bathroom

5'4 x 6'1

Low level WC, wash hand basin and bath with overhead shower. Part tiled walls. Radiator. Double glazed window to rear.



Landing

Doors to bedrooms and bathroom. Loft access.



Bedroom Two

10'9 x 10'8

Double glazed window to the rear elevation. Radiator. Door to landing.



Master Bedroom

10'8 x 9'9

Double glazed bow windows to the rear elevation. Radiator.



Bedroom Three

6'5 x 6'1

Double glazed window to the front elevation. Radiator. Cupboard storage.



Externally - Rear

Enclosed paved rear garden. Storage shed.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

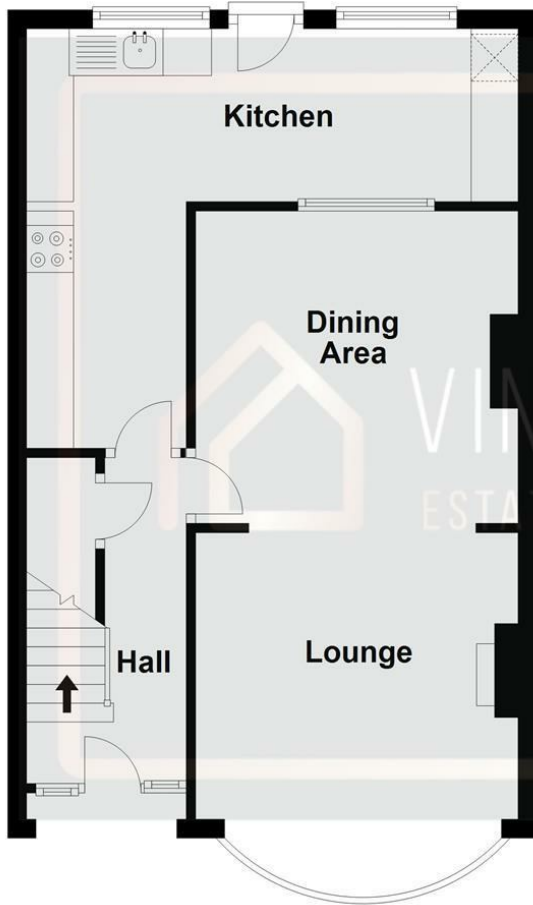
Council Tax Band: B

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TEL: 01606 663939

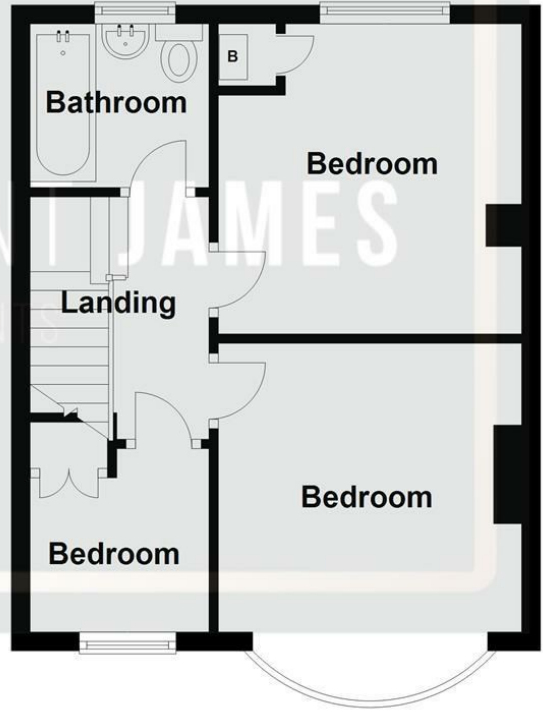
Ground Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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87 WITTON STREET
 NORTHWICH
 CHESHIRE
 CW9 5DR
 01606 663939
 NORTHWICH@VINCENTJAMESSTATEAGENTS.CO.UK



WWW.VINCENTJAMESSTATEAGENTS.CO.UK