



## 13 Brook Street, Northwich, CW9 7NH

In a superb location close to local amenities, shops and supermarkets and of particular interest for commuters being a ten minute walk to the railway station which is on the main Chester to Manchester line, this lovely mid terrace property offers spacious accommodation over two floors and benefits from gas fired central heating with a combi boiler and uPVC double glazing throughout.

Internally, the property comprises an Entrance Hallway, Lounge, Dining Room and Kitchen on the ground floor, whilst stairs lead onto the landing and in turn to the Two Double Bedrooms and Bathroom on the first floor.

Externally there is on street parking and an enclosed low maintenance garden to the rear which has paving and astro turf and has walls and fencing to all sides.

### Offers In The Region Of £115,000

## Entrance Hallway

Having a UPVC double glazed door to the front elevation, wood effect flooring, radiator and ceiling light point and stairs to the first floor.

## Lounge

**3.67m (11' 3") x 3.29m (10' 9")**

With a uPVC double glazed window to the front elevation, wood effect flooring, radiator, cabinet housing the utility meters, chimney breast with an open fire and wall light points.



## Dining Room

**3.67m (12' 0") x 3.65m (11' 11")**

Having a uPVC double glazed window to the rear elevation, door to the under stair store cupboard, radiator, chimney breast with recessed shelf and a ceiling light point.



## Kitchen

**2.55m (8' 4") x 2.43m (7' 11")**

With a uPVC double glazed door window to the side elevation, wood effect flooring, recess for a fridge freezer and a recess and plumbing for a washing machine. Fitted with a range of eye and base level cabinets with work surfaces and splash back tiles. Inset stainless steel and drainer with mixer taps and an inset four ring gas hob with a built in electric oven beneath. Spotlight to the ceiling.



## Stairs and Landing

Rising from the ground floor onto the landing, with a spindled balustrade and handrail, ceiling light point and loft access hatch.

### Master Bedroom

4.64m (15' 2") x 3.34m (10' 11")

Having a uPVC double glazed window to the front elevation, radiator and ceiling light point.



### Bedroom Two

3.67m (12' 0") x 3.04m (9' 11")

With a uPVC double glazed window to the rear elevation, radiator and ceiling light point.



### Bathroom

2.51m (8' 2") x 2.43m (7' 11")

Having an obscure uPVC double glazed window to the rear elevation, vinyl flooring, radiator, built in cupboard with shelving and housing the combi boiler and inset spotlights to the ceiling. Fitted with a contemporary three piece suite in white and comprising a panelled bath with electric shower over and a glazed shower screen, pedestal hand washbasin and W C. The bathroom is completed with large cream tiles and border tiles to two walls.



### Exterior

Enclosed by walls and fencing to all sides, the rear garden is mainly paved and low maintenance and has an area of astro turf.



# 13 Brook Street

## Location

From the bull ring in the town centre of Northwich, proceed along Chester Way passing through two sets of traffic lights and on arrival at the main roundabout, take the third exit onto Manchester Road. After passing the retail park on the left hand side, take the eighth turning on the left hand side into Brook Street, where the property can be located on the left hand side with our LMS Property for sale sign.

## Floor Plan

