



24a Sydney Street, Northwich, Cheshire, CW8 4AP

£250,000



An immaculately presented Edwardian terraced house, situated on a popular road, which is particularly convenient for Greenbank Railway Station. The property has been greatly enhanced by the current owners and provides well proportioned accommodation arranged over four levels. On the ground floor there are two separate reception rooms along with a large kitchen breakfast room. On the first floor there are two double and one single bedroom along with a large four piece bathroom and en-suite shower room and there is a large double bedroom housed in the attic. Lastly there is a full head height cellar that sits below the front reception room. Outside there is a small ornamental front garden and an enclosed rear garden with artificial grass for low maintenance. Unrestricted parking is available on the street.

GROUND FLOOR

LOUNGE & RECEPTION HALL

4.52m x 4.57m (14' 10" x 15' 0")

Composite entrance door leading to reception hall with Minton effect tiled floor. Open plan to Lounge with period fireplace and gas fire. Laminate flooring. Two reproduction style radiators.

DINING ROOM

3.61m x 3.96m (11' 10" x 13' 0")

Chimney breast with display niche. Fitted dressers with cupboards, shelving and display lighting. Vertical radiator. Laminate flooring. Staircase to first floor. Door and stairs leading down to cellar.

KITCHEN BREAKFAST ROOM

2.60m x 5.07m (8' 6" x 16' 8")

Fitted with a modern range of wall and base cupboards. Wooden worktops. Double enamel sink. integrated dishwasher and washing machine. Space for American style fridge/freezer. Tiled floor. Vertical radiator. Stable type door to garden.

BASEMENT

CELLAR

3.29m x 4.74m (10' 10" x 15' 7")

Stone steps from the dining room leading to a hallway and full head height cellar with power and light.

FIRST FLOOR

LANDING

1.78m x 4.96m (5' 10" x 16' 3")

Access to the three bedrooms and bathroom. Staircase to attic room with storage cupboard beneath.

BEDROOM 1

4.52m x 3.57m (14' 10" x 11' 9")

A splendid room with two front facing windows both dressed with fitted shutters. Full width fitted wardrobe with sliding doors.

BEDROOM 2

2.60m x 3.75m (8' 6" x 12' 4")

Located at the rear of the house with side facing window and door leading to:

EN-SUITE SHOWER ROOM

2.60m x 1.22m (8' 6" x 4' 0")

A modern bathroom with a double width shower cubicle, wash hand basin and WC. Heated towel radiator.

BEDROOM 4

2.64m x 2.78m (8' 8" x 9' 1")

Rear facing window. Fitted single wardrobe.

BATHROOM

2.64m x 2.09m (8' 8" x 6' 10")

A fabulous bathroom, recently re-fitted with a four piece suite, comprising: freestanding roll top bath, double shower cubical with full length glazed screens, wash hand basin and WC.

SECOND FLOOR

ATTIC BEDROOM

4.52m x 4.87m (14' 10" x 16' 0")

A large double bedroom with rear facing skylight. Two eaves storage cupboards.

EXTERNAL

GARDENS

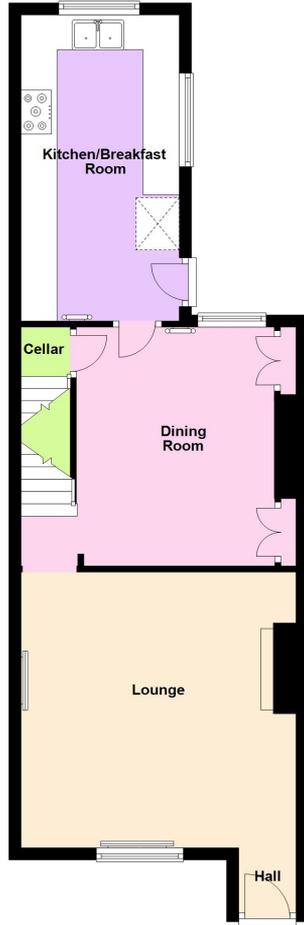
Small ornamental front garden set behind a low wall and wrought iron railings with gate and path leading to the front door. Side access path leading to the rear. Enclosed rear garden laid to paving flags and artificial grass.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

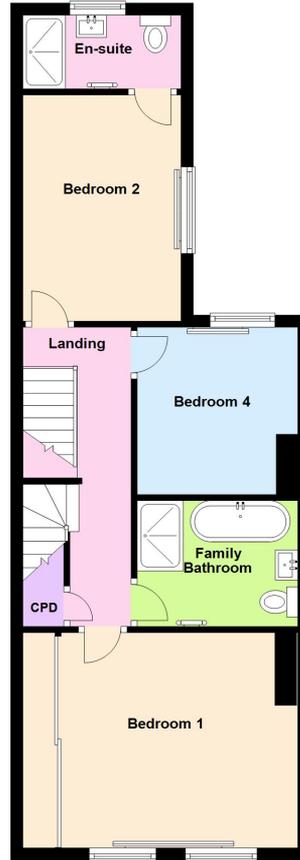
Ground Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



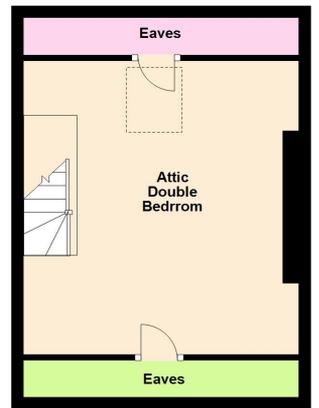
First Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



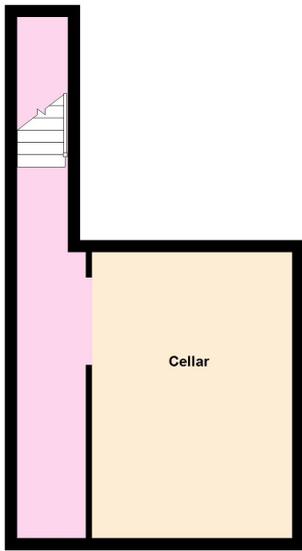
Second Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Basement

Approx. 24.6 sq. metres (265.3 sq. feet)



Total area: approx. 159.0 sq. metres (1711.5 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		75
(55 to 68)	D		
(39 to 54)	E	40	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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