



Stephenson Street, Northwich

Guide Price: £290,000  
Leasehold

 Reeds Rains

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\*\* Guide Price £290,000 to £310,000 \*\*

Please Call Reeds Rains to arrange your viewing on this four bedroom detached house with off road parking, enclosed rear garden and single garage. EPC GRADE B.

### Entrance

Composite entrance door with two inset frosted windows. Radiator. Stairs leading to the first floor landing.

### Living Room

3.40 x 4.48  
uPVC double glazed bay window with radiator below. Radiator. Door opening into storage cupboard. French doors opening into the large kitchen dining area.

### Kitchen dining area

Kitchen - 4.05 x 2.35  
Dining Room - 2.95 x 3.40

uPVC double-glazed French doors opening onto the rear garden area. uPVC double glazed window overlooking the garden. Modern range of wall, drawer and base units with a stainless steel one and a half sink unit with a mixer tap and drainage area. Four ring gas hob with extraction hood above. Eye level double oven and grill. Integrated fridge freezer and dishwasher. Partly tiled walls and fully tiled flooring. Two radiators. Door opening into the utility area.

### Utility area

Composite side door with a frosted inset window. uPVC double glazed rear window. Base unit with stainless steel sink unit, mixer tap and drainage area. Space and plumbing for a couple of utilities. Radiator. Partly tiled walls and continued tiled flooring. Door opening into the ground floor WC.

### Ground floor WC

uPVC double-glazed frosted window. Low level WC and corner wash hand basin with a

tiled splash back. Radiator. Continued tiled flooring.

### First Floor

#### Landing

Doors opening into all main first floor rooms. Loft access.

#### Bedroom One

3.77 x 3.12  
Feature uPVC double glazed window with radiator below. Range of built in wardrobes with shelving and hanging space. Door opening into the ensuite shower room.

#### Ensuite

uPVC double-glazed frosted window. Shower cubicle with tiled splash back, low level WC and a pedestal wash hand basin with mixer tap. Partly tiled walls.

#### Bedroom Two

3.72 x 2.64  
uPVC double glazed window with radiator below. Storage cupboard.

#### Bedroom Three

3.02 x 2.62  
uPVC double glazed window with radiator below.

#### Bedroom Four

3.13 x 2.27  
uPVC double glazed window with radiator below.

#### Family bathroom

2.04 x 2.03  
uPVC frosted window. Low level WC, pedestal wash hand basin and a panel bath with shower above. Heated chrome towel rail. Partly tiled walk

### Exterior

To the front, the tarmac driveway provides parking for a couple of vehicles and gives

access into the single garage. Side access into the garage and rear garden.

The rear garden is currently configured into two defined areas; the first enjoys a good size patio area with artificial grass and timber shed to the rear. The second, larger area is mainly laid to lawn with an array of boundary shrubs, specimen trees and a patio area providing enough space for a bistro table and chair set.

### Garage

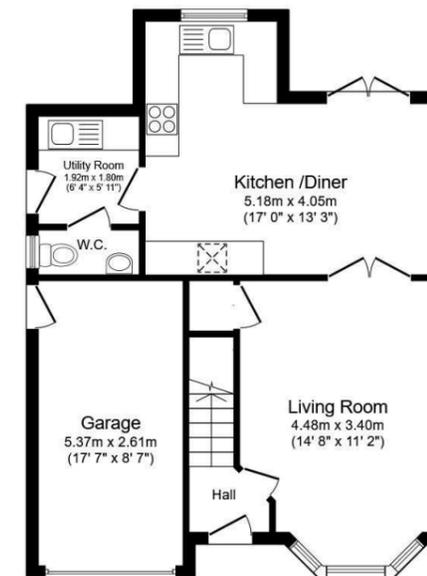
5.33 x 2.61  
Up and over door and window to the side. Power and lighting.

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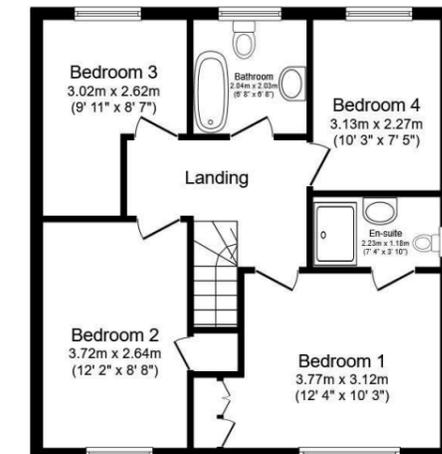
All Measurements  
All Measurements are Approximate.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 113.6 sq.m. (1,223 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com