



49 Freshwater View, Northwich, Cheshire, CW8 1GL

£145,000



A well appointed second (top) floor water front apartment overlooking northwich Marina and conveniently situated within only a short walk to the town centre. The property is offered in excellent decorative order and features gas central heating and PVCu double glazing. The accommodation comprises: Secure intercom controlled entrance with stairs to the second floor, entrance hall, open plan living room with lounge and kitchen areas, two double bedrooms and luxury shower room. The building stands in communal gardens and there is a private parking space.

GROUND FLOOR

ENTRANCE

Secure intercom controlled entrance door leading to lobby with stairs to second floor and private front door.

SECOND FLOOR

ENTRANCE HALL

5.64m x 0.97m (18' 6" x 3' 2") & 1.22m x 1.24m (4' 0" x 4' 1")
Built-in cloaks cupboard and storage cupboard.

OPEN PLAN LIVING ROOM

7.63m x 3.43m (25' 0" x 11' 3")

With lounge, dining and kitchen areas. Integrated appliances include, fridge/freezer, dishwasher, washing machine, oven, hob and cooker hood. Views over the marina.

BEDROOM 1

3.78m x 2.71m (12' 5" x 8' 11") & 1.92m x 1.07m (6' 4" x 3' 6")

Bedroom and dressing area with built-in double wardrobe.

Views over the marina. Door to Shower Room.

BEDROOM 2

2.51m x 3.43m (8' 3" x 11' 3")

Aspect to rear.

SHOWER ROOM

2.41m x 1.64m (7' 11" x 5' 5")

A luxury bathroom with double shower enclosure, wash hand basin and Wc. Heated towel radiator. Doors to bedroom and entrance hall.



EXTERNAL

GARDENS & PARKING

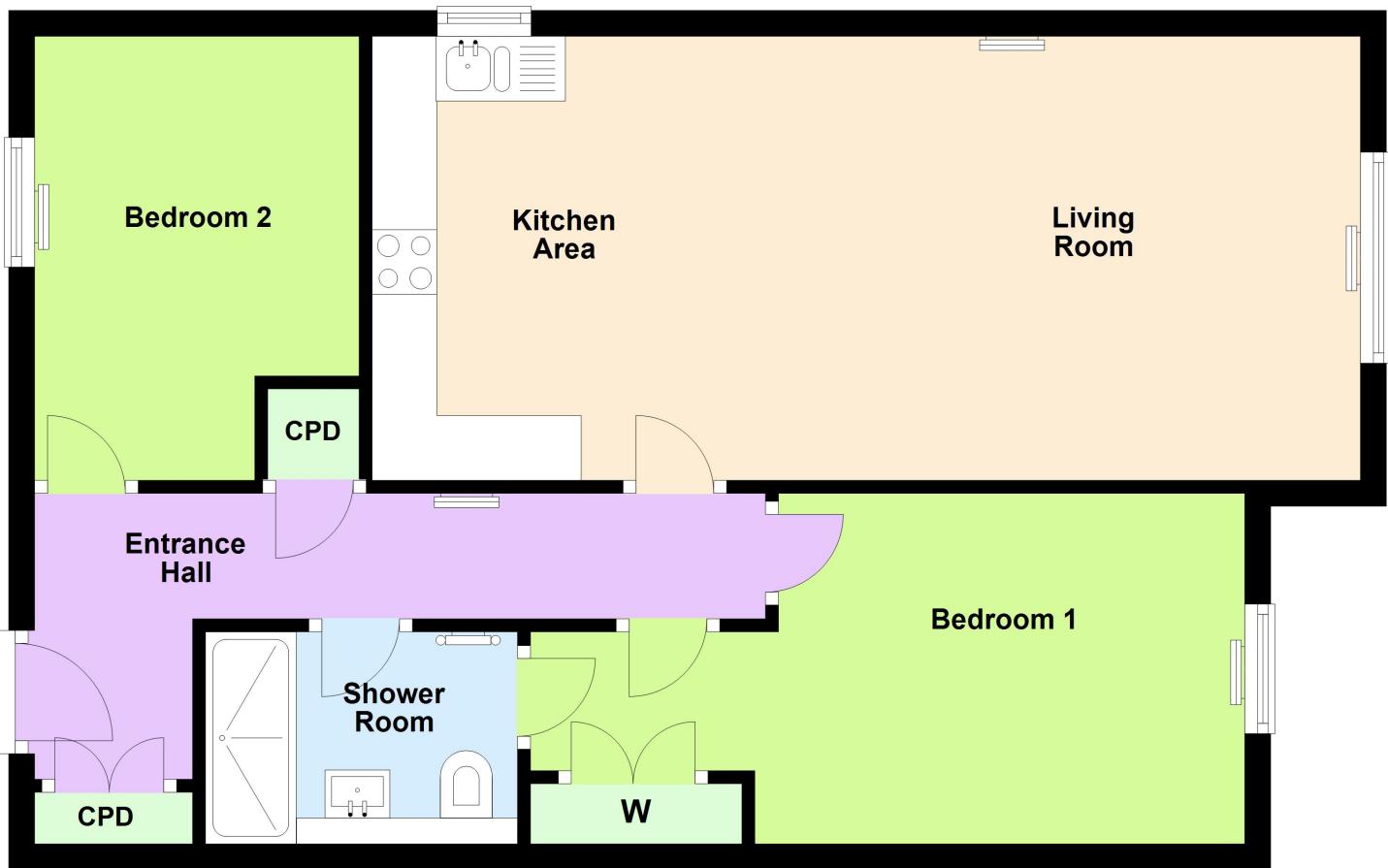
Communal gardens, which are maintained by the management company. Allocated and private parking space.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 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		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	55-58



33, The Green, Hartford, Northwich, CW8 1QA

01606 331784

Email: enquiries@westates.co.uk

www.westates.co.uk