

**115 WITTON STREET  
NORTHWICH  
CW9 5DY  
FOR SALE - £129,950**



**RETAIL UNIT OFFERING APPROX 47 SQ.M  
(506 SQ.FT.) PLUS KITCHEN AND WC. PLUS  
4 ROOMS ON THE 1<sup>ST</sup> FLOOR PROVIDING A  
FURTHER 38 SQ.M (409 SQ.FT.) BASEMENT  
STORAGE AND PARKING TO THE REAR.**

**ENTRANCE**

Double opening glazed entrance doors leading to vestibule with central ceiling light. Central heating radiator. Doorway leading to first floor accommodation and further door leading to

**RETAIL AREA (7m x 4.8m)(maximum)**

With full height display windows to the front. Range of fluorescent strip ceiling lights. Numerous perimeter central heating radiators. Power points and telephone point. With door leading through to

**RETAIL AREA 2 (4.9m x 3m)(maximum)**

With obscure glazed window overlooking the side of the property with range of halogen ceiling lights. Central heating radiator. Numerous power points and further door leading through to

**REAR VESTIBULE**

With fire exit. Central ceiling light. Doors providing access to

**KITCHEN**

With stainless steel sink unit set into run of worktop running the length of two walls with range of matching base units and wall units. Part tiled walls. Numerous power points. Central ceiling light. Obscure glazed window overlooking the rear.

**WC**

With corner wash hand basin with tiled splash back. Ceiling light. Staircase from ground floor vestibule leading to first floor landing providing access to

**ROOM 1 (4.8m x 3m)**

With window overlooking the rear of the property. Wall mounted sink unit with hot water heater above. Range of storage units. Feature cast iron fire place. Central heating radiator.

**ROOM 2 (2.9m x 2.8m)**

With range of halogen ceiling lights. Central heating radiator. Numerous power points. Window overlooking the rear

**ROOM 3 (3.9m x 2.9m)**

With range of built in storage units. Central ceiling lights. Central heating radiator. Numerous power points. Window overlooking the front of the property.

**ROOM 4 (2.8m x 1.8m)**

With range of halogen ceiling lights. Central heating radiator. Numerous power points. Window overlooking the front of the property

**BASEMENT STORAGE (7m x 4.8m)(maximum)**

With fluorescent strip ceiling lights

**REAR VESTIBULE**

With fire exit. Central ceiling light. Doors providing access to

**OUTSIDE**

To the rear of the property there is hard standing providing parking for numerous vehicles.

**RATEABLE VALUE/RATES PAYABLE**

(Vendor pls confirm)

**VIEWING**

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

