



VINCENT JAMES  
ESTATE AGENTS



£795 Per month







# 18 Mather Drive

Northwich, CW9 6BG

- One Double Bedroom Attached Annexe
- New Fitted Kitchen With Integrated Appliances
- Off Road Car Parking Space
- Utilities Included -contribution required towards Council Tax - broadband excluded
- Bedroom With Fitted Furniture/Double Bed And TV
- Village Location
- Shower Room
- Outdoor Seating Area
- Excellent Road Network Links For The A49/M56 Road Network Links
- Under Floor Heating To All Rooms

It is a pleasure to introduce this well- maintained one bedroom annexe in the Village location of Comberbach. The annexe has recently been updated and in brief comprises of: Entrance. Hallway Lounge/Kitchen featuring new integrated appliances for convenience. One double Bedroom, complete with fitted wardrobes and a double bed. Modern fitted Shower Room. All rooms have the additional benefit of underfloor heating. Outdoor seating area, perfect for relaxing in a tranquil setting. Rent includes utilities (excludes internet and a contribution of council tax is requested) Off road car parking. To be let on a part-furnished basis.

## EPC Rating

Bills included - contribution of £60.00 pcm

Rent excludes tenancy deposit and any other permitted payments. For further information please visit our website or call the Branch on 01606 663939 option 2.

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Entrance Hallway

Lounge Kitchen Area

Bedroom

Shower Room

External







## Location

LOCATION GOES IN HERE





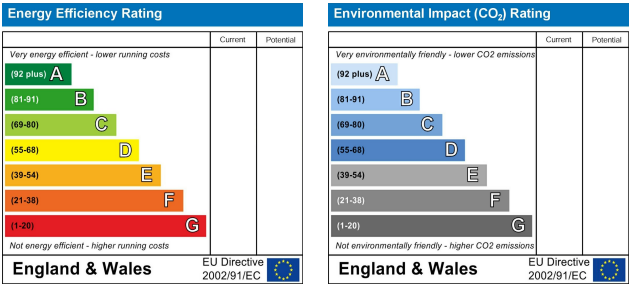
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Vincent James Estate Agents Northwich Office on 01606 663939 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.