

Applefield, Northwich CW8 4TE



welcome to

Applefield, Northwich

THREE BEDROOM DETACHED FAMILY HOME BOASTING AN IMPRESSIVE PLOT IN A HIGHLY SOUGHT AFTER FIRDALE PARK LOCATION WITH NO UPWARD CHAIN!













Entrance Hall

Entrance door, stairs to first floor, under stairs cupboard and radiator

Downstairs Wc

Low level WC, hand wash basin and double glazed window

Lounge

17' 5" x 13' 5" (5.31m x 4.09m) Two double glazed windows. laminate flooring, electric fire and radiator

Dining Room

10' 3" x 9' 6" (3.12m x 2.90m) Double doors leading to rear garden, laminate flooring and radiator

Kitchen

13' 1" x 7' 7" (3.99m x 2.31m) Range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven and extractor, space for washing machine and fridge/ freezer, stainless steel sink and drainer unit, tiled splash backs and tiled flooring. Space for dishwasher, back door leading to the side house and radiator

Landing

Double glazed window, stairs to ground floor. Loft access which is partly boarded

Bedroom One

17' 5" x 9' 7" (5.31m x 2.92m) Two double glazed windows to side elevation and radiators

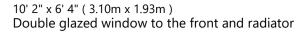
En Suite

Shower cubicle, low level WC, hand wash basin, double glazed frosted window and heated towel rail

Bedroom Two

10' 2" x 10' max (3.10m x 3.05m max) Double glazed window to side elevation and radiator

Bedroom Three



Bathroom

Bath with shower over, low level WC, hand wash basin, double glazed frosted window to rear aspect and radiator

External

Detached garage with it's own electrical system allowing for electric car charging and sockets and space for dryer and freezer. Driveway parking with space for several vehicles. Extensive lawned front garden. Private rear garden which is not overlooked and has an artificial lawn, patio seating area, outside tap, pebble fountain and gated access





welcome to

Applefield, Northwich

- Three Bedroom Detached Family Home .
- The Pippins Firdale Park
- **Ouiet Cul De Sac Location** .
- Impressive Large Plot
- Detached Garage and Driveway Parking for Several ٠ Cars

Tenure: Freehold EPC Rating: D

offers over

£280,000



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Please note the marker reflects the postcode not the actual property



Property Ref: NRT105984 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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