



Whitby Drive, Northwich CW8 4ZL

welcome to

Whitby Drive, Northwich

SPACIOUS AND IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH NO UPWARD CHAIN IN A HIGHLY SOUGHT AFTER WINNINGTON LOCATION!



Entrance Hall

Entrance door, intercom system, large storage cupboard with plumbing for washing machine and radiator

Lounge/ Diner/ Kitchen

19' 4" x 12' (5.89m x 3.66m)

Open plan room with two double glazed windows to lounge/ diner area. Kitchen area has a range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven and extractor, integrated fridge freezer and dishwasher and stainless steel sink and drainer unit.

Bedroom One

14' 1" x 9' (4.29m x 2.74m)

Double glazed window and radiator

En Suite

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

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)

Double glazed window and radiator

Bathroom

Bath, low level WC, hand wash basin and radiator

External

Allocated parking space

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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- Two Bedroom Modern Apartment
- Ground Floor Position
- Bathroom and En Suite
- Allocated Parking
- Council Tax Band B

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107470 - 0009

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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swetenhams



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk