



**The Oaks Sandbach Drive, Northwich CW9 8TY**

**welcome to**

**The Oaks Sandbach Drive, Northwich**

IMMACULATELY PRESENTED ONE BEDROOM APARTMENT OCCUPYING A DESIRABLE GROUND FLOOR POSITION WITH AN UPGRADED KITCHEN AND BATHROOM IN A HIGHLY SOUGHT AFTER KINGSMEAD DEVELOPMENT!



**Entrance Hall**

Entrance door, intercom entry system and storage cupboard

**Lounge/ Diner**

20' x 13' 11" ( 6.10m x 4.24m )

Two double glazed windows, laminate flooring, two radiators and storage cupboard housing the upgraded boiler

**Kitchen**

9' x 8' 6" ( 2.74m x 2.59m )

Range of fitted wall and base units with contrasting work surfaces over, integrated dishwasher, washing machine and fridge/ freezer, ceramic hob, oven and extractor, tiled flooring, sink and drainer unit, tiled splash backs and radiator

**Bedroom**

11' x 9' 11" ( 3.35m x 3.02m )

A double room, double glazed window, built in wardrobe and radiator

**Shower Room**

Walk in shower, low level WC, hand wash basin, tiled flooring and heated towel rail

**External**

Allocated parking space and communal gardens



***view this property online*** [swetenhams.co.uk/Property/NRT107530](https://swetenhams.co.uk/Property/NRT107530)



welcome to

## The Oaks Sandbach Drive, Northwich

- Immaculately Presented One Bedroom Apartment
- Upgraded Kitchen and Bathroom
- Open Plan Lounge/ Diner
- Allocated Parking Space
- Council Tax Band B

Tenure: Leasehold EPC Rating: B

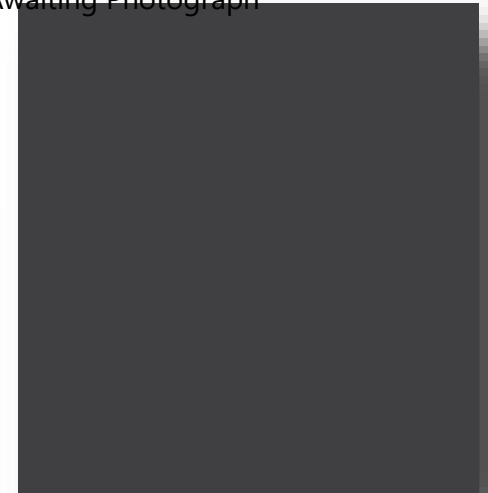
This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£140,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/NRT107530](https://www.swetenhams.co.uk/Property/NRT107530)



Property Ref:  
NRT107530 - 0007

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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
swetenhams



**01606 43937**



[northwich@swetenhams.co.uk](mailto:northwich@swetenhams.co.uk)



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



[swetenhams.co.uk](https://www.swetenhams.co.uk)