



Roberts Court, Northwich CW8 4ZR

welcome to

Roberts Court, Northwich

IMMACULATELY PRESENTED THREE BEDROOM PROPERTY, SET OVER THREE FLOORS IN A HIGHLY SOUGHT AFTER WINNINGTON LOCATION!



Ground Floor Entrance Hall

Entrance door to front aspect, stairs to first floor and radiator

Downstairs Wc

Low level WC, hand wash basin and radiator

Lounge/ Diner

15' x 14' (4.57m x 4.27m)

Double doors leading to rear garden, tiled flooring, under stairs storage and radiator

Kitchen

10' x 8' (3.05m x 2.44m)

Range of fitted wall and base units with contrasting work surfaces over, space for fridge/ freezer and dishwasher. Gas hob and electric oven and extractor. Space for washing machine, double glazed window to front aspect, stainless steel sink and drainer and radiator

First Floor Bedroom Two

13' x 9' (3.96m x 2.74m)

Double glazed window to front aspect and radiator

Bedroom Three

12' x 8' (3.66m x 2.44m)

Double glazed window to rear aspect and radiator

Bathroom

Bath, separate shower cubicle, low level WC, hand wash basin, double glazed frosted window to front aspect and radiator

Second Floor Master Bedroom

20' x 17' (6.10m x 5.18m)

Two Velux windows, built in wardrobes, radiator and loft access

En Suite

Shower cubicle, low level WC, hand basin and radiator

External

Off road parking. Private rear south facing garden which is laid to lawn with shrub borders and patio seating area



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Roberts Court, Northwich

- Three Bedroom Property
- Set Over Three Floors
- Off Road Parking
- Council Tax Band D
- Quiet Cul De Sac Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107471 - 0015

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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