

property details **approval form**

16 Church Street, Wincham, Northwich, Cheshire, England, CW9 6EP

Date: 10 June 2024

Property Ref and Version: NRT107566 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk

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>> **price**

offers over £230,000

Tenure: Freehold

>> **key features**

- > Extended Two Bedroom Semi Detached Property
- > Stunning Open Views to Rear
- > Off Road Parking for Two Cars
- > Highly Sought After Wincham Location
- > Council Tax Band B
- > Close to Schools and Transport Links
- > EPC Rating: D

>> **short description**

WELL PRESENTED EXTENDED TWO BEDROOM SEMI DETACHED PROPERTY WITH STUNNING OPEN VIEWS TO REAR AND OFF ROAD PARKING IN A HIGHLY SOUGHT AFTER WINCHAM LOCATION!

>> **long description**

WELL PRESENTED EXTENDED TWO BEDROOM SEMI DETACHED PROPERTY WITH STUNNING OPEN VIEWS TO REAR AND OFF ROAD PARKING IN A HIGHLY SOUGHT AFTER WINCHAM LOCATION! In brief the property comprises: lounge, separate dining room, modern kitchen, sun room, downstairs WC two double bedrooms and family bathroom. Externally the property boasts off road parking for two cars and a well maintained, private garden to the rear. Ideally located to offer close and easy access to the excellent schools, amenities and transport links of the area, this property is certainly not to be missed!

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>> **room description**

Lounge

12' 1" x 10' 1" (3.68m x 3.07m)

Double glazed window to front aspect, wood burning stove, laminate flooring and radiator

Dining Room

16' 1" x 7' 1" (4.90m x 2.16m)

Double glazed windows to rear and side aspects, laminate flooring and radiator

Kitchen

16' 1" x 7' 1" (4.90m x 2.16m)

Range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven and oven hood. Space for washing machine, dishwasher and fridge/ freezer. Sink and drainer, tiled splash backs, tiled flooring, double glazed window to side aspect and composite door

Sun Room

Patio doors, laminate flooring and storage cupboard

Bedroom One

12' 1" into recess x 10' 10" (3.68m into recess x 3.30m)

Double glazed window to front aspect, laminate flooring and radiator. Loft access from landing. Loft is boarded with pull down ladder.

Bedroom Two

8' x 6' (2.44m x 1.83m)

Double glazed window to rear aspect and radiator. Built in wardrobe.

Bathroom

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

External

Off road parking for two cars. Private rear garden with decked seating area and gated access

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>> property images



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>> **property images**



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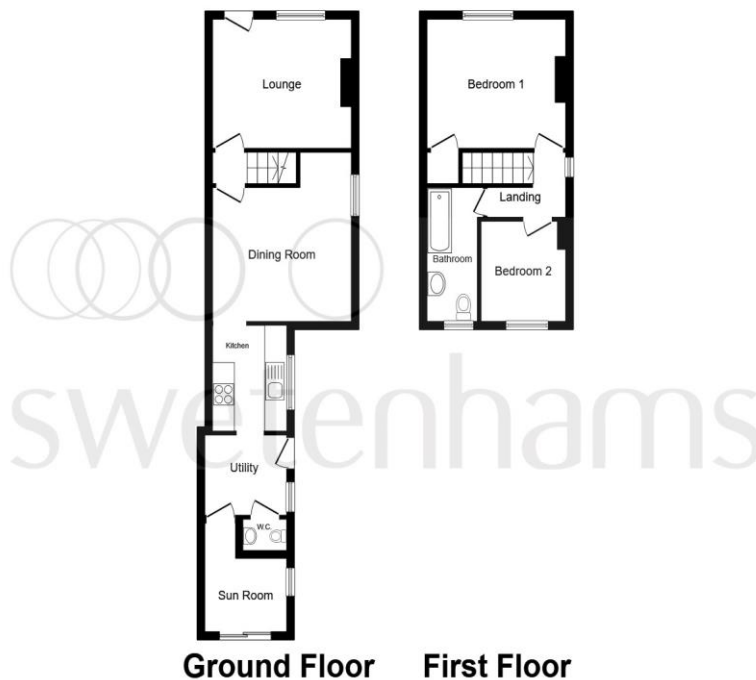
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Julia Sexton		
Mr S. Whitlow		

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