





welcome to

Austin Drive, Northwich

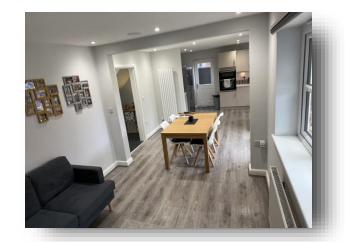
BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED PROPERTY OCCUPYING A LARGE PLOT IN A QUIET CUL DE SAC POSITION!













Entrance Hall

Door to front aspect, tiled flooring, radiator and stairs to first floor

Downstairs Wc

Low level WC, hand wash basin and double glazed frosted window to front aspect

Lounge

20' x 10' 10" (6.10m x 3.30m)

Double glazed bay window to front aspect, multi fuel stove and radiator

Kitchen Area

15' 2" x 8' 7" (4.62m x 2.62m)

Range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven and extractor. Integrated dishwasher and fridge/ freezer. Double glazed window to rear aspect, sink and drainer unit. Open plan to Dining/ Family room

Dining Area/ Family Room

19' 6" x 9' 4" (5.94m x 2.84m)

Double doors leading to rear garden. spotlights and feature radiator

Utility Room

8' 6" x 6' 5" (2.59m x 1.96m)

Space for washing machine, wall and base units and door to side aspect

Bedroom One

13' 11" x 11' (4.24m x 3.35m)

Double glazed window to front aspect, vaulted ceiling and radiator

En Suite

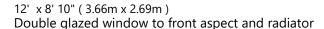
Shower cubicle, low level WC, double glazed frosted window to side aspect and heated towel rail

Bedroom Two

10' x 10' (3.05m x 3.05m)

Double glazed window to rear aspect and radiator

Bedroom Three



Bedroom Four

9' x 8' 10" (2.74m x 2.69m)

Double glazed window to rear aspect and radiator

Bathroom

Bath with shower over, low level WC, hand wash basin fuel glazed frosted window to rear aspect and heated towel rail

Garage

11' 6" x 8' 6" (3.51m x 2.59m) Up and over door, power and light

External

Driveway parking. Private rear garden which is mainly laid to lawn with shrub borders, patio seating area and gated access. Outdoor shed which is insulated





Austin Drive, Northwich

- Four Double Bedroom Detached Family Home
- Open Lounge/ Kitchen/ Family Room
- Quiet Cul De Sac Position
- Highly Sought After Location
- Council Tax Band E

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£410,000







Stephenson St.

Styal Driving School

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: NRT106776 - 0013 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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