

Moor-Park Way,Northwich CW9 8WZ

Not for marketing purposes INTERNAL USE ONLY

## welcome to

## Moor-Park Way,Northwich

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WITH OFF ROAD PARKING FOR TWO CARS IN A HIGHLY SOUGHT AFTER KINGSMEAD LOCATION!













**Entrance Hall** Door to front aspect and radiator

#### Lounge

15' x 12' (4.57m x 3.66m ) Double glazed window to front aspect, under stairs storage and radiator

#### **Kitchen/ Diner**

15' x 11' 11" (4.57m x 3.63m) Range of fitted wall and base units with contrasting work surfaces over, electric hob, oven and extractor, space for fridge/ freezer, dishwasher and washing machine. Stainless steel sink and drainer unit, tiled splash backs, spotlights, double glazed window to rear aspect and door leading to rear garden

#### **Bedroom One**

13' x 8' ( 3.96m x 2.44m ) Double glazed window to front aspect and radiator

### **Bedroom Two**

12' 10" x 8' ( 3.91m x 2.44m ) Double glazed window to rear aspect and radiator

#### **Bedroom Three**

11' x 6' 10" ( 3.35m x 2.08m ) Double glazed window to front aspect, laminate flooring and radiator

#### Bathroom

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

#### External

Off road parking for two cars. Private rear garden with patio seating area, shed, tap and gated access





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## Moor-Park Way, Northwich

- Three Bedroom Semi Detached Property
- Shared Ownership Options Available
- Highly Sought After Kingsmead Location
- Off Road Parking for Two Cars
- Council Tax Band C

#### Tenure: Leasehold EPC Rating: E

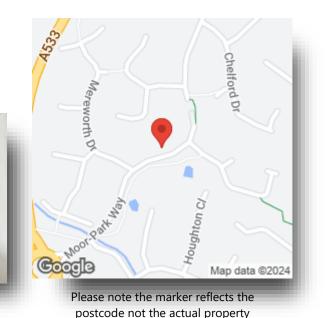
This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £117,500









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Property Ref: NRT107577 - 0003 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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