



Siddington Avenue, Northwich CW9 8EP

welcome to

Siddington Avenue, Northwich

IMMACULATELY PRESENTED TWO/THREE BEDROOM BUNGALOW OCCUPYING A CORNER PLOT IN A QUIET CUL DE SAC LOCATION



Entrance Hall

Entrance door, stairs to first floor and radiator

Lounge

15' 6" x 12' 3" (4.72m x 3.73m)

Double doors, with plantation blinds, leading to rear garden.

Radiator

Living flame gas fire and surround

Dining Room

12' 3" x 12' (3.73m x 3.66m)

Double glazed window to front aspect and radiator

Kitchen

11' 8" x 9' 4" (3.56m x 2.84m)

Range if fitted wall and base units with contrasting work surfaces over, integrated dishwasher, washing machine, fridge/ freezer, induction hob and double oven. Sink and drainer, tiled splash backs, double glazed window to side aspect and radiator

Shower Room

Shower cubicle, low level WC, hand wash basin, heated towel rail and two double glazed windows to side aspect

First Floor

Bedroom One

12' 5" x 10' (3.78m x 3.05m)

Double glazed window to front aspect, walk in wardrobe, storage cupboard and radiator. Door to Jack and Jill style en suite

Bedroom Two

10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to side aspect. Door to Jack and Jill style en suite

Radiator

En Suite

Shower over the bath low level WC, hand wash basin and heated towel rail

External

Detached garage with power and lighting and driveway parking for 2 cars. Private south facing garden which is mainly laid to lawn with shrub borders and patio seating area.



view this property online swetenhams.co.uk/Property/NRT107328



welcome to

Siddington Avenue, Northwich

- Dormer Bungalow
- Quiet Cul De Sac Position
- Highly Sought After Location
- Spacious Corner Plot
- Council Tax Band C

Tenure: Freehold EPC Rating: C

offers in the region of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/NRT107328](https://www.swetenhams.co.uk/Property/NRT107328)



Property Ref:
NRT107328 - 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



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



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