

**Lune Crescent, Northwich CW9 7NY** 



# welcome to

# **Lune Crescent, Northwich**

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY SET IN A HIGHLY SOUGHT AFTER NORTHWICH DEVELOPMENT! NO UPWARD CHAIN.













#### **Entrance Hall**

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

#### **Downstairs Wc**

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

## Lounge

17' 10" x 10' 10" ( 5.44m x 3.30m )

Double glazed window to front aspect, double doors leading to rear garden and radiator

### Kitchen/ Diner

16' 2" max x 12' (4.93m max x 3.66m)

Range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven, integrated dishwasher, washing machine and fridge/ freezer, sink and drainer unit, double glazed window to side aspect and double doors leading to rear garden

#### **Bedroom One**

14'  $\times$  9' 9" (  $4.27m \times 2.97m$  ) Double glazed window to front aspect, built in

wardrobes and radiator

#### **En Suite**

Shower cubicle, low level WC, hand wash basin, radiator and double glazed frosted window to font aspect

#### **Bedroom Two**

10' 11" x 9' 6" ( 3.33m x 2.90m )

Double glazed window to front aspect, built in wardrobe and radiator

## **Bedroom Three**

7' x 7' (2.13m x 2.13m)

Double glazed window to rear aspect and radiator

## **Bathroom**

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

#### External

Garage with power, light and up and over door. Additional driveway parking. Rear garden which is mainly laid to lawn with patio seating area, tap and electric charge point





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## **Lune Crescent, Northwich**

- Three Bedroom Detached Property
- No Upward Chain
- Garage and Driveway Parking with Electric Charge Point
- Highly Sought After Development
- Council Tax Band D

Tenure: Freehold EPC Rating: B

offers over

£310,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT107613



Property Ref: NRT107613 - 0005 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 quidance 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

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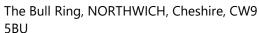


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