



Bollington Avenue, Northwich CW9 8SB

welcome to

Bollington Avenue, Northwich

IMMACULATELY PRESENTED THREE BEDROOM DETACHED PROPERTY IN A QUIET CUL DE SAC LOCATION IN THE HIGHLY SOUGHT AFTER LEFTWICH AREA **NO CHAIN**



Entrance Hall

Entrance door to front aspect, stairs to first floor and radiator, Wi-Fi hub and smart home controls

Lounge

15' 1" x 12' 1" (4.60m x 3.68m)

Double glazed bay window to front aspect and radiator with bi-folding doors

Kitchen / Diner

15' 1" x 9' 1" (4.60m x 2.77m)

Range of fitted wall and base units, work surfaces with ceramic 'farmhouse style' 1.5 sink / drainer unit and induction hob, integrated microwave and electric oven, fridge, spacious pantry, wall-mounted smart television, under-cabinet mood lighting, double glazed window to rear aspect and double doors leading to rear garden

Utility Room

8' x 5' (2.44m x 1.52m)

Wall units with work surface over space for washing machine, tumble dryer and freezer. Double glazed window to rear aspect and stable door leading to rear garden

Downstairs Wc

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

Bedroom One

12' x 9' 10" (3.66m x 3.00m)

Double glazed window to front aspect, built in wardrobes, radiator and door leading to En Suite

En Suite

Shower cubicle with fitted pressure pump, integrated low level WC and hand wash basin, chrome 'towel rail' radiator and double glazed frosted window to front aspect

Bedroom Two

12' x 8' 1" (3.66m x 2.46m)

Double glazed window to rear aspect and radiator

Bedroom Three

9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed windows to front and rear aspects and radiator

Bathroom

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

External

Garage 16'4ft x 8'5ft with light, power and up and over door. Additional driveway parking. Rear garden is laid to lawn with two patio seating areas, outdoor tap and gated access.



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welcome to

Bollington Avenue, Northwich

- Beautifully Presented Three Bedroom Detached Property
- Quiet Cul De Sac Position
- Garage and Driveway Parking
- Council Tax Band D
- Fully Fitted Modern Kitchen with Built-In Appliances

Tenure: Freehold EPC Rating: D

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107693 - 0004

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