

Brakeley Lane, Little Leigh Northwich CW8 4RT



welcome to

Brakeley Lane, Little Leigh Northwich

WELL PROPORTIONED THREE BEDROOM PROPERTY BOASTING A HIGHLY SOUGHT AFTER LITTLE LEIGH LOCATION WITH NO UPWARD CHAIN!

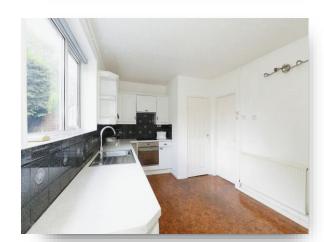












Entrance Porch

Entrance door and door leading to entrance hall

Entrance Hall

Entrance hall, stairs to first floor and radiator

Lounge

15' x 11' (4.57m x 3.35m)

Double glazed bay window to front aspect, electric fire and radiator

Kitchen/ Diner

15' x 9' (4.57m x 2.74m)

Range of fitted wall and base units with contrasting work surfaces over, space for oven, washing machine and fridge/ freezer. Sink and drainer unit, two double glazed windows to rear aspect. Door leading to rear garden

Bedroom One

15' $\max x$ 9' (4.57m $\max x$ 2.74m) Two double glazed windows to rear aspect and radiator

Bedroom Two

11' x 11' (3.35m x 3.35m) Double glazed window to front aspect, fitted wardrobes and radiator

Bedroom Three

8' x 7' 11" (2.44m x 2.41m)

Double glazed window to front aspect and radiator

Bathroom

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

Wc

Low level WC and double glazed frosted window to rear aspect

External

Gated driveway parking. Private rear garden





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Brakeley Lane, Little Leigh Northwich

- Three Bedroom Property
- Highly Sought After Little Leigh Location
- No Upward Chain
- Off Road Parking
- Council Tax Band B

Tenure: Freehold EPC Rating: Awaited

£230,000









Please note the marker reflects the postcode not the actual property

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Property Ref: NRT107680 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) and boundaries of the property and other important matters before exchange of contracts.

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 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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