

Sutton Close, Wincham Northwich CW9 6PJ



# welcome to

# Sutton Close, Wincham Northwich

FOUR BEDROOM DETACHED PROPERTY OCCUPYING A CORNER POSITION IN A QUIET CUL DE SAC LOCATION SITUATED IN A HIGHLY SOUGHT AFTER WINCHAM LOCATION!

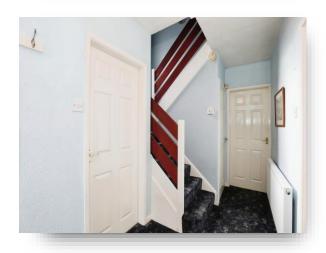












## **Entrance Hall**

Entrance door, built in storage cupboard, stairs to first floor and radiator

#### **Downstairs Wc**

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

#### Lounge

13' x 12' (3.96m x 3.66m) Double glazed window to front aspect, gas fire in surround and radiator. Open plan to dining room

## **Dining Room**

11' 9" x 9' 8" ( 3.58m x 2.95m ) Sliding doors to rear aspect and radiator. Open plan to lounge area

#### Kitchen

12' x 9' (3.66m x 2.74m) Range of fitted wall and base units with contrasting work surfaces over, space for washing machine, oven and fridge/ freezer, sink and drainer unit, double glazed window to rear aspect and door leading to rear garden

#### **Bedroom One**

13' x 10' 6" ( 3.96m x 3.20m ) Double glazed window to front aspect, built in storage and radiator

## **En Suite**

10' 6" x 6'  $\,$  ( 3.20m x 1.83m ) Shower cubicle, hand wash basin and double glazed frosted window to front aspect

## **Bedroom Two**

13' x 11' ( 3.96m x 3.35m ) Double glazed window to rear aspect and radiator

**Bedroom Three** 10' x 7' (3.05m x 2.13m) Double glazed window to rear aspect and radiator

## **Bedroom Four**

7' x 6' 11" ( 2.13m x 2.11m ) Double glazed window to rear aspect and radiator

### Bathroom

10' 6" x 6' ( $3.20m \times 1.83m$ ) Bath, low level WC, hand wash basin and double glazed frosted window to front aspect

### External

Garage 16'11ft x 8ft with power, light and up and over door. Driveway parking. Private rear garden which is laid to lawn with shrub borders, patio seating area and outdoor tap

## **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.





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# Sutton Close, Wincham Northwich

- Four Bedroom Detached Property
- Corner Plot
- Quiet Cul De Sac Position
- Highly Sought After Wincham Location
- Council Tax Band D

Tenure: Freehold EPC Rating: D

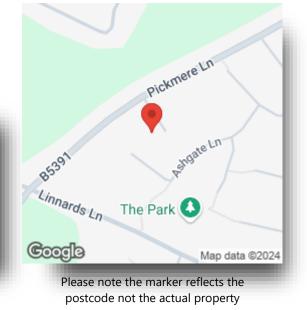
offers over

£325,000









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Property Ref: NRT107644 - 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 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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