



**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 x 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NRT107644 - 0005

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**01606 43937**



[northwich@swetenhams.co.uk](mailto:northwich@swetenhams.co.uk)



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



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