

Queensgate, Northwich CW8 1DX



# welcome to

## **Queensgate, Northwich** FOUR BEDROOM DETACHED PROPERTY BOASTING AN IMPRESSIVE PLOT ON ONE OF THE AREAS MOST SOUGHT AFTER ROADS!













#### Ground Floor Entrance Porch Entrance Hall

Entrance door, stairs to first floor and radiator

#### Lounge

12' x 11' 8" ( 3.66m x 3.56m ) Double glazed bay window to rear aspect, additional two double glazed windows to side aspect, parquet flooring and radiator

#### **Dining Room**

15' 5" x 11' 11" (4.70m x 3.63m) Two double glazed windows to side aspect, double doors leading to conservatory. parquet flooring, open fire in feature fireplace and radiator

#### **Kitchen/ Diner**

11' 11" x 10' 11" ( 3.63m x 3.33m ) Range of fitted wall and base units with contrasting work surfaces over, space for Range oven, washing machine and fridge/ freezer. Sink and drainer unit, spotlights, double glazed windows to front and side aspect, door leading to side aspect

#### Conservatory

15' 7" x 12' 5" ( 4.75m x 3.78m ) Door leading to rear garden, laminate flooring and radiator

#### First Floor Bedroom One

15' 6" x 11' 11" ( 4.72m x 3.63m ) Double glazed window to rear aspect, fitted wardrobes and radiator

### **Bedroom Three**

12' 1" x 11' 11" ( 3.68m x 3.63m ) Double glazed window to rear aspect and radiator

**Befroom Four** 12' 6" x 7' 4" ( 3.81m x 2.24m ) Double glazed window to side aspect and radiator

### Bathroom



Bath separate shower cubicle, low level WC, hand wash basin, two double glazes frosted windows to front aspect and radiator

### External

Garage, car port and driveway parking for six cars. garden which is laid to lawn with patio seating area and gated access





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# **Queensgate, Northwich**

- Four Bedroom Detached Period Property
- Impressive Plot
- Highly Sought After Location
- Parking for Six Cars
- Council Tax Band E

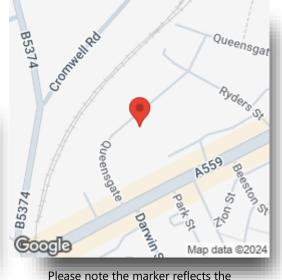
Tenure: Freehold EPC Rating: D

offers over

£475,000







postcode not the actual property

The Property Ombudsman

Property Ref: NRT107767 - 0004 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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