

Richard Street, NORTHWICH CW9 7DL



welcome to

Richard Street, NORTHWICH

IMMACULATELY PRESENTED FULLY REFURBISHED EXTENDED THREE BEDROOM FAMILY HOME WITH UNDERFLOOR HEATING TO THE GROUND FLOOR AND BOASTING A POPULAR LOCATION!













Entrance Hall

Entrance door, stairs to first floor and radiator

Downstiars Wc

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

Lounge

11' 8" x 9' 8" ($3.56m \times 2.95m$) Double glazed bay window to front aspect underfloor heating

Kitchen Area

12' 3" x 11' 7" (3.73m x 3.53m) Range of fitted wall and base units with contrasting work surfaces over, induction hob, electric oven, integrated dishwasher and fridge/ freezer. Sink and drainer, spotlights, breakfast bar area. Open plan to living area. Under floor heating

Living Area

Bi folding doors leading to rear garden. Two Velux windows. Open plan to kitchen area. Under floor heating

Utility Room

Space for washing machine and tumble dryer and door leading to side of property. Under floor heating

Bedroom One

11' 2" x 10' 4" ($3.40m\ x\ 3.15m$) Double glazed bay window to front aspect and radiator

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m) Double glazed window to rear aspect and radiator

Bedroom Three

7' 11" x 7' 6" (2.41m x 2.29m) Double glazed window to front aspect and radiator

Bathroom

Bath, large walk in shower, low level WC, hand wash basin, tiled walls and heated towel rail



External

Landscaped rear garden with patio seating areas, lawned area with raised borders. Driveway parking for several vehicles





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Richard Street, NORTHWICH

- Three Bedroom Extended Semi Detached Property
- Refurbished Throughout
- Quiet Cul De Sac Position
- Under Floor Heating to Ground Floor
- Council Tax Band C

Tenure: Freehold EPC Rating: C

£315,000





view this property online swetenhams.co.uk/Property/NRT107197



Property Ref: NRT107197 - 0003 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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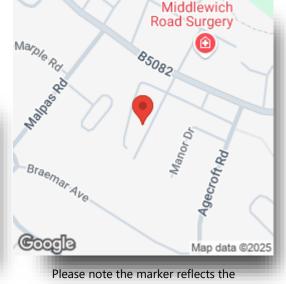


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postcode not the actual property