

Hickson Court Manchester Road, Northwich CW9 5FS



welcome to

Hickson Court Manchester Road, Northwich

WELL PRESENTED TWO BEDROOM APARTMENT WITH ALLOCATED PARKING IN A CENTRAL NORTHWICH LOCATION!













Entrance Hall Entrance door and radiator

Lounge Area 20' 9" x 16' 7" (6.32m x 5.05m) Two double glazed windows and radiator. Open plan to kitchen area

Kitchen Area

13' x 9' 3" (3.96m x 2.82m) Range of fitted wall and base units with contrasting work surfaces over, electric hob and oven. space for washing machine and fridge/ freezer, sink and drainer unit. Open plan to lounge area

Bathroom

Bath with shower over, lo level WC, hand wash basin, double glazed frosted window and radiator

Bedroom One

9' 5" x 9' 1" (2.87m x 2.77m) Double glazed window and radiator

Bedroom Two

10' x 6' 8" (3.05m x 2.03m) Double glazed window and radiator

External Allocated parking space





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Hickson Court Manchester Road, Northwich

- Two Bedroom Apartment
- Allocated Parking
- Central Northwich Location
- Close to Train Station and Motorway Links
- Council Tax Band A

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000





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Property Ref:

NRT107819 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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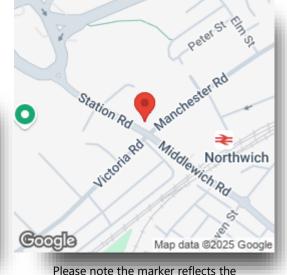
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Please note the marker reflects the postcode not the actual property