





# welcome to

# **Brocklebank Drive, Northwich**

TWO BEDROOM SEMI DETACHED PROPERTY IN A CENTRAL NORTHWICH LOCATION WITH OFF ROAD PARKING!













#### **Entrance Hall**

Entrance door, stairs to first floor and radiator

### Lounge

14' x 12' 9" ( 4.27m x 3.89m ) Double doors leading to rear garden laminate flooring and radiator

#### Kitchen

10' 4" x 6' 4" ( 3.15m x 1.93m )

Range of fitted wall and base units with contrasting work surfaces over, space for washing machine and fridge/ freezer, stainless steel sink and drainer unit, double glazed window to font aspect and radiator

### **Bedroom One**

12' 9" x 9' (3.89 m x 2.74 m)Double glazed window to front aspect, airing cupboard and radiator

## **Bedroom Two**

12' 9"  $\times$  8' 3" (  $3.89 \text{m} \times 2.51 \text{m}$  ) Double glazed window to rear aspect and radiator

### **Bathroom**

Bath with shower over, low level WC, hand wash basin, radiator and double glazed frosted window to side aspect

#### External

Driveway parking and private garden to rear





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## **Brocklebank Drive, Northwich**

- Two Bedroom Semi Detached Property
- Off Road Parking
- Property can be sold with the tenant in situ
- Popular Location
- Council Tax Band B

Tenure: Freehold EPC Rating: C

£180,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT107865



Property Ref: NRT107865 - 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.

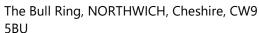


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