

property details **approval form**

14 Cross Street, Marston, Northwich, Cheshire, England, CW9 6ET

Date: 16 April 2025

Property Ref and Version: NRT107875 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk

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>> **price**

£230,000

Tenure: Freehold

>> **key features**

- > Extended Three Bedroom Property
- > Quiet Cul De Sac Position
- > South Facing Large Rear Garden
- > Semi Rural Location with Open Views to the Rear
- > Council Tax Band B
- > Close to Schools and Transport Links
- > EPC Rating: D

>> **short description**

EXTENDED THREE BEDROOM END TERRACED PROPERTY WITH STUNNING OPEN VIEWS TO THE REAR AND SOUTH FACING GARDEN IN A HIGHLY SOUGHT AFTER MARSTON LOCATION!

>> **long description**

EXTENDED THREE BEDROOM END TERRACED PROPERTY WITH STUNNING OPEN VIEWS TO THE REAR AND SOUTH FACING GARDEN IN A HIGHLY SOUGHT AFTER MARSTON LOCATION! In brief the property comprises: lounge, separate dining room, recently fitted kitchen, family bathroom and three well proportioned bedrooms. Externally the property boasts a large, south facing private garden to the rear and has an ample parking at the end of the cul de sac. Ideally located to offer close and easy access to the excellent schools, amenities and transport links of the area and within walking distance to beautiful canal walks, local parks and Neumann's flashes this property simply must be viewed!

>> **directions**

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>> **Agent Note**

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>> room description

Lounge

14' max x 12' (4.27m max x 3.66m)

Double glazed bay window to front aspect, entrance door to front aspect, laminate flooring and radiator

Dining Room

11' 5" x 11' (3.48m x 3.35m)

Open plan to kitchen, storage cupboard and radiator

Kitchen

13' 4" x 9' 7" (4.06m x 2.92m)

Range of fitted wall and base units with contrasting work surfaces over, ceramic hob, oven and extractor, space for washing machine, condensed dryer and fridge freezer. Sink and drainer, spotlights, breakfast bar seating area, double glazed widow to rear aspect, double doors leading to rear garden

Bedroom One

14' 3" x 12' (4.34m x 3.66m)

Double glazed window to front aspect and radiator

Bedroom Two

9' x 6' 5" (2.74m x 1.96m)

Double glazed window to rear aspect and radiator

Bedroom Three

9' 5" x 6' 5" (2.87m x 1.96m)

Double glazed window to rear aspect and radiator

Bathroom

Bath with shower over, low level WC, hand wash basin and radiator

External

Large private south facing rear garden which is mainly laid to lawn with shrub borders, garden shed, tap and patio seating area. Front garden with rockery and shrubs. Quiet cul de sac with ample parking area

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>> **room description**

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>> **property images**



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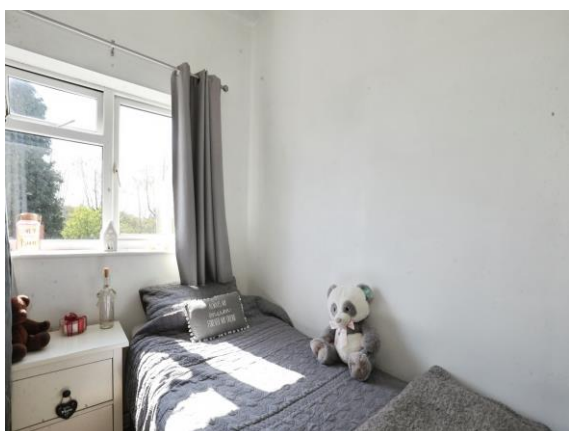
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Eleanor Morgan		
Mrs M. Fisher		