

Owley Wood Road, Weaverham Northwich CW8 3LD



welcome to

Owley Wood Road, Weaverham Northwich

LARGELY EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY BOASTING AN ENVIABLE PLOT AND OUTLOOK IN A HIGHLY SOUGHT AFTER WEAVERHAM LOCATION!













Entrance Porch

Entrance door leads through to entrance hall with stairs to first floor and radiator.

Family Room

12' \times 8' 10" (3.66m x 2.69m) Double glazed window to front aspect, built in storage cupboard and radiator. Open plan to kitchen Area

Kitchen/ Diner

15' x 12' (4.57m x 3.66m)

Range of fitted all and base units with contrasting work surfaces over, electric hob and oven, space for dishwasher and fridge/ freezer, sink and drainer unit, breakfast bar seating area, double glazed windows to side and rear aspect. Open plan to family room area.

Utility Room

10' x 3' 2" ($3.05m \times 0.97m$) Space for washing machine and tumble dryer, two double glazed windows and door to side aspect

Downstairs Wc Low level WC and no wash basin.

Lounge

16' 1" x 11' 9" ($4.90m\ x\ 3.58m$) Double glazed window to front aspect, electric fire in surround, double doors leading to rear garden and radiator

Bedroom One

15' 7" max x 11' (4.75m max x 3.35m) Two double glazed windows to front aspect and radiator

Bedroom Two

12' 3" x 8' 9" ($3.73m\ x\ 2.67m$) Double glazed window to front and radiator and window to the front.

Bedroom Three

7' 9" x 7' 3" ($2.36m\ x\ 2.21m$) Double glazed window to side aspect and radiator.



Opens to dressing room

Dressing Room

9' 2" x 6' 9" (2.79m x 2.06m) Double glazed window to side aspect and radiator

Bedroom Four

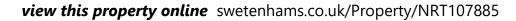
 $8^{\prime}\,$ x $8^{\prime}\,$ ($2.44m\,$ x 2.44m) Double glazed window to rear aspect and radiator

Shower Room

Shower cubicle, low level WC, hand wash basin, double glazed frosted window to rear aspect,heated towel radiator, tiled floor and fully tiled walls.

External

Garage 17ft x 11'6ft with power, light and up and over door. Driveway parking for several vehicles. Wrap around gardens to the front, side and rear which are mainly laid to lawn with shrub borders and patio seating





welcome to

Owley Wood Road, Weaverham Northwich

- Extended Family Home
- Corner Plot with Wrap Around Gardens
- Open Views of Owley Wood to the Front
- Garage and Driveway Parking
- Council Tax Band C

Tenure: Freehold EPC Rating: Awaited Council Tax Band: C

offers over **£300,000**





view this property online swetenhams.co.uk/Property/NRT107885



Property Ref: NRT107885 - 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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

swetenhams





northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk

01606 43937

