

Victoria Road, Northwich CW9 5RE



welcome to

Victoria Road, Northwich

SPACIOUS TWO BEDROOM TERRACED PROPERTY WITH TWO RECEPTION ROOMS A GARDEN IN A HIGHLY SOUGHT AFTER CENTRAL NORTHWICH LOCATION













Entrance Hall

Entrance door to front aspect, stairs to first floor and radiator

Dining Room

10' \times 8' ($3.05m \times 2.44m$) Double glazed window to front aspect, laminate flooring and radiator

Lounge/ Diner

16' x 10' 10" (4.88m x 3.30m) Double glazed window to rear aspect, laminate flooring, gas fire in surround and radiator

Kitchen

18' x 8' (5.49m x 2.44m)

Range of fitted wall and base units with contrasting work surface over, gas hob, electric oven, plumbing for washing machine and dishwasher, space for tumble dryer, sink and drainer unit, two double glazed windows to side aspect and radiator

Bedroom One

14' \times 11' 11" (4.27m \times 3.63m) Double glazed window to front aspect and radiator

Bedroom Two

13' \times 11' (3.96m \times 3.35m) Double glazed window to rear aspect and radiator

Bathroom

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

External

Garden with patio seating area, shed and gated access





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Victoria Road, Northwich

- **Spacious Two Bedroom Terraced Property**
- Two Reception Rooms
- Private Garden to Rear
- Central Northwich Location
- Council Tax Band A

Tenure: Leasehold EPC Rating: D

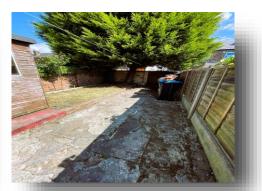
Council Tax Band: A Service Charge: 1.00

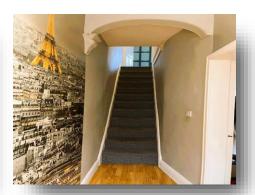
Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1875. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000







Coogle Map data @2025 Google

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT107892



Property Ref: NRT107892 - 0006 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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