



Manor Avenue, Marston Northwich CW9 6DS

welcome to

Manor Avenue, Marston Northwich

DETACHED FOUR BEDROOM FAMILY HOME BOASTING AN ENVIABLE PLOT AND A HIGHLY SOUGHT AFTER MARSTON LOCATION!



Entrance Porch

Entrance door leading through to entrance hall

Entrance Hall

Stairs to first floor, storage cupboard and radiator

Lounge

18' 9" x 12' 9" max (5.71m x 3.89m max)

Double glazed window to front aspect, open fire in surround, sliding doors leading to conservatory and radiator

Study

10' 7" x 7' 8" (3.23m x 2.34m)

Double glazed window to front aspect and radiator

Kitchen

11' 9" x 11' 5" (3.58m x 3.48m)

Range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven, sink and drainer, space for fridge/ freezer, double glazed window to rear aspect and radiator. Side door leading to inner hall

Inner Hall

Door to side access. Leads to downstairs WC and utility room

Utility Room

7' 5" x 5' (2.26m x 1.52m)

Door to side aspect and plumbed for washing machine

Downstairs Wc

Low level WC, double glazed frosted window to side aspect and radiator.

Bedroom One

19' 4" x 8' max (5.89m x 2.44m max)

Double glazed window to front and rear and radiator

Bedroom Two

11' 5" x 9' (3.48m x 2.74m)

Double glazed window to rear aspect and radiator

Bedroom Three

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window to rear aspect and radiator

Bedroom Four

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to front aspect and radiator

Shower Room

Shower cubicle, low level WC, hand wash basin, tiled walls and double glazed frosted window to front aspect and a towel radiator

Conservatory

14' 4" x 11' 4" (4.37m x 3.45m)

Brick built and double glazed construction, double doors leading to rear garden, sliding doors leading to lounge and ceiling fan.

External

Gated driveway parking with space for several vehicles. Detached garage. Wrap around gardens that are mainly laid to lawn with shrub borders

Drying Room

with washingline and radiator



view this property online swetenhams.co.uk/Property/NRT107765



welcome to

Manor Avenue, Marston Northwich

- Four Bedroom Detached Family Home
- Wrap Around Gardens
- Highly Sought After Marston Location
- Semi Rural
- Council Tax Band D

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

offers in the region of

£395,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT107765



Property Ref:
NRT107765 - 0009

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



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk