

Forest Street, Weaverham Northwich CW8 3HN



welcome to

Forest Street, Weaverham Northwich

IMMACULATELY PRESENTED FULLY REFURBISHED EXTENDED THREE BEDROOM FAMILY HOME BOASTING A POPULAR WEAVERHAM LOCATION!













Hallway

Door to front aspect and stairs leading to first floor

Lounge

13' 8" x 11' 8" (4.17m x 3.56m)

Double glazed window to front aspect, log burner and radiator.

Kitchen / Dining Room

23' 8" max x 13' 9" max (7.21m max x 4.19m max) Range of fitted wall and base units with contrasting work surfaces over, space for industrial size cooker, integrated dishwasher and fridge/ freezer. Sink and drainer, breakfast bar area. Open plan to dining area with log burner and radiators.

Sun Room

11' 1" x 9' 9" (3.38m x 2.97m)

Bifolding doors leading to rear garden. Velux windows. Media wall with open plan to dining area and radiator.

Utility Room

7' 6" x 8' 9" (2.29m x 2.67m)

Range of fitted wall and base store units, integrated freezer, sink, drainer and door leading to side of property.

Downstairs Shower Room

9' 9" x 3' 1" (2.97m x 0.94m)

Low level WC, walk in shower, hand wash basin and radiator

Bedroom One

13' 9" x 11' 9" max (4.19m x 3.58m max)

Double glazed window to front aspect and radiator

Bedroom Two

13' 9" x 10' 9" max (4.19m x 3.28m max)

Double glazed window to rear aspect and radiator

Bedroom Three

9' 5" x 8' 2" (2.87m x 2.49m)

Double glazed window to front aspect and radiator

Bathroom

9' 2" x 6' 4" (2.79m x 1.93m)

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

External

Home office/ Gym/ Workshop/ Business from home space(24'3 ft max X 11'8 ft) which is fully insulated with water, electricals and internet connection.

Driveway parking for several vehicles. Private rear garden which is mainly laid to lawn with patio seating area and side access.





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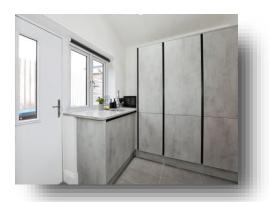
- Three Bedroom Extended Detached Property
- Home office/ Gym/ Workshop/ Business from home space
- **Driveway Parking**
- Council Tax Band E
- Refurbished Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£450,000







Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT107946



Property Ref: NRT107946 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





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