





# welcome to

# **Greenall Road, Northwich**

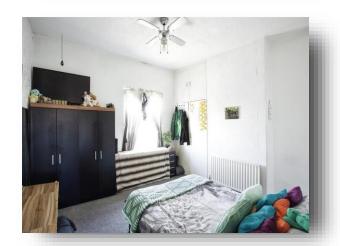
Found within a sought after position ideally located close to local amenities including supermarkets, Northwich Train Station, and within a short walk to Northwich town centre. This two bedroom mid terraced home is also found within a highly popular price range and has NO ONWARD CHAIN.

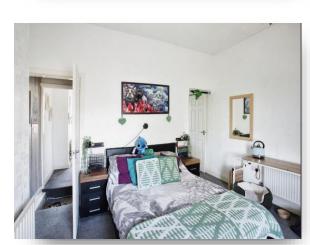












### **Dining Room**

12' x 12' 0 ( 3.66m x 3.66m 0 ) Double glazed window to front aspect and radiator, cupboard housing meters.

## **Living Room**

14' x 12' 0 ( 4.27m x 3.66m 0 ) Double glazed window to rear aspect and radiator

#### **Kitchen**

11' x 7' (3.35m x 2.13m)

Range of fitted wall and base units with contrasting work surfaces over, space for fridge/ freezer, washing machine, gas hob electric oven and extractor. Two double glazed windows to side aspect and door to opening to the rear yard and patio.

#### **Bedroom One**

12' 11" x 12' (3.94 m x 3.66 m)Double glazed window to front aspect and radiator

#### **Bedroom Two**

11' x 8' ( 3.35m x 2.44m )

Double glazed window to rear aspect and radiator

#### **Bathroom**

Jack and Jill bathroom with access from bedroom one and bedroom two. Bath with shower over, low level WC, hand wash basin and radiator.

## **Externally**

The rear of the property offers a paved yard with fenced boarders and gated access to the rear, the paved yard opens up to a paved patio seating area.





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# **Greenall Road, Northwich**

- Two bedroom mid terraced home
- Two reception rooms and fitted kitchen
- Short distance to Northwich town centre and schooling
- Council Tax Band A
- Ideally located close to local amenities

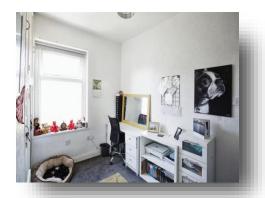
Tenure: Leasehold EPC Rating: C

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 1874. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000









Please note the marker reflects the postcode not the actual property

# view this property online swetenhams.co.uk/Property/NRT108022



Property Ref: NRT108022 - 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.

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