



Moreton Street, Northwich CW8 4DH


swetenhams

welcome to

Moreton Street, Northwich

A beautifully presented mid terraced home offering excellent accommodation throughout which comes to the market with the added benefit of NO ONWARD CHAIN. Occupying an enviable position on the highly sought-after Moreton Street with the popular area of Winnington...book a viewing today!!.



Dining Room

13' 3" x 11' 5" Maximum including stairs (4.04m x 3.48m Maximum including stairs)
Featuring a front aspect double glazed Bay Window, radiator with display grill, Adam style display fireplace having a tiled hearth, original style built in storage cupboard housing meters, wood effect flooring, stairway to the first floor having an open spindle balustrade, coving and power points.

Living Room

11' 9" x 11' 9" Maximum into alcove (3.58m x 3.58m Maximum into alcove)
Having a rear aspect double glazed window, radiator with thermostat, matching wood effect flooring, featuring a cast iron style display fireplace. Coving, power points, TV aerial point. Doorway to the kitchen.

Kitchen

9' 10" x 7' (3.00m x 2.13m)
Fitted with a modern range of wall mounted and base level units having marble effect work top surfaces incorporating a stainless steel sink and drainer with a chrome mixer tap. Cupboards incorporating downlighting, electric oven with separate grill and four ring gas hob with an extractor hood with lighting over. Space for a fridge freezer, plumbing for a washing machine, space for a dryer, built in dishwasher. Herringbone style flooring, power points, open arch to the breakfast area.

Breakfast Area/Utility

7' 1" x 6' 10" Maximum (2.16m x 2.08m Maximum)
Having a rear aspect double glazed window, double glazed door to the rear yard area, radiator, matching wood effect Herringbone style flooring. Power points.

First Floor Landing

Having a split level landing with a radiator with thermostat, power point. door and stairway to the loft room.

Bedroom One

13' 8" Maximum x 10' (4.17m Maximum x 3.05m)
Having a front aspect double glazed window, featuring an original style cast iron style fireplace with a tiled hearth, part wood panelled walling, coving, power points.

Bedroom Two

10' 8" x 8' 5" extending to 11' 8" Into alcove limited headroom (3.25m x 2.57m extending to 3.56m Into alcove limited headroom)
Having a rear aspect double glazed window, radiator with thermostat, built in storage cupboard, hanging rails, coving, and power points.

Family Bathroom

10' narrowing to 5' " x 6' 9" Maximum (3.05m narrowing to 1.52m x 2.06m)
Fitted with a three piece suite comprising tiled panel bath with chrome mixer taps and a shower attachment, pedestal wash hand basin and a low level W.C. Tiled walls and Herringbone style effect flooring, rear aspect obscured double glazed window, radiator with thermostat, built in storage cupboard with shelving.

Loft Room

13' 3" x 17' Including stairs extending to 12' 10"
Maximum into eaves (4.04m x 5.18m Including stairs extending to 3.91m Maximum into eaves)
Timber door and stairway to the loft room, having an open spindle balustrade, dual Velux double glazed roof windows, power points, exposed wooden timbers. All providing flexibility as a potential bedroom, playroom, study and more.

Externally

Externally, the property is approached by a small walled paved courtyard with gated access, there is a shared ginnel to the side with gated access opening to the rear yard and garden area. Having a well presented paved walled yard opening to the garden area with walled and fenced borders, a raised timber decked patio area, artificial grass, and a timber storage cupboard. External lighting and garden water tap.



view this property online swetenhams.co.uk/Property/NRT108130



welcome to

Moreton Street, Northwich

- Well presented throughout terraced home
- Sought after Moreton Street and Winnington area
- Close to amenities and schooling
- NO ONWARD CHAIN
- Two reception rooms, modern kitchen and breakfast area

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



view this property online swetenhams.co.uk/Property/NRT108130

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.



Property Ref:
NRT108130 - 0002

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.



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk