



Holly Road, Weaverham NORTHWICH CW8 3DW

welcome to

Holly Road, Weaverham NORTHWICH

A beautifully presented and extended modern mid mews style home found within the sought after village of Weaverham and set in an enviable position on the outskirts of the village having nearby open countryside views being on the fringes of this small development.



Entrance Hall

Lounge

12' 7" x 10' 6" (3.84m x 3.20m)

Kitchen

13' 8" x 8' 6" (4.17m x 2.59m)

Family Dining Room

12' x 11' 8" (3.66m x 3.56m)

First Floor Landing

Bedroom One

10' 7" x 9' 9" (3.23m x 2.97m)

Bedroom Two

11' 6" x 7' 7" (3.51m x 2.31m)

Modern Shower Room

5' 9" x 5' 5" (1.75m x 1.65m)



view this property online [swetenhams.co.uk/Property/NRT108234](https://www.swetenhams.co.uk/Property/NRT108234)



welcome to

Holly Road, Weaverham NORTHWICH

- Superb extended modern mid mews home
- Sough after village of Weaverham
- Small development on the fringes of the village
- Well presented accommodation throughout
- Superb extended open plan living dining kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 50.00

£210,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108234

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NRT108234 - 0003

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