



Drillfield Road, Northwich CW9 5HU

welcome to

Drillfield Road, Northwich

- Three storey mid town house
- Three bedrooms, family bathroom and en suite
- Spacious flexible accommodation over three floors
- Fitted kitchen and spacious living/dining room
- Added benefit of NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£220,000

This three bedroom, three storey also has the added benefit of NO ONWARD CHAIN, In need of some modernisation and updates to suit individual requirements the property will be ideal for a range of buyers from first time, to families, and maybe investment buyers.



Reception Hall

Cloakroom W.C

Kitchen

10' 6" x 9' 2" (3.20m x 2.79m)

Living/Dining Room

17' 6" x 13' 6" Maximum (5.33m x 4.11m Maximum)

First Floor Landing

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.62m)

Bedroom Three

9' 7" x 6' 5" Excluding entrance alcove (2.92m x 1.96m

Excluding entrance alcove)

Family Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

Second Floor Landing

Master Bedroom

16' 1" Maximum into alcove x 13' 7" Maximum into alcove

(4.90m Maximum into alcove x 4.14m Maximum into alcove)

Dressing Area

9' 7" x 7' 10" (2.92m x 2.39m)

En Suite

Externally

Agents Notes

view this property online swetenhams.co.uk/Property/NRT108163



Property Ref:

NRT108163 - 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