



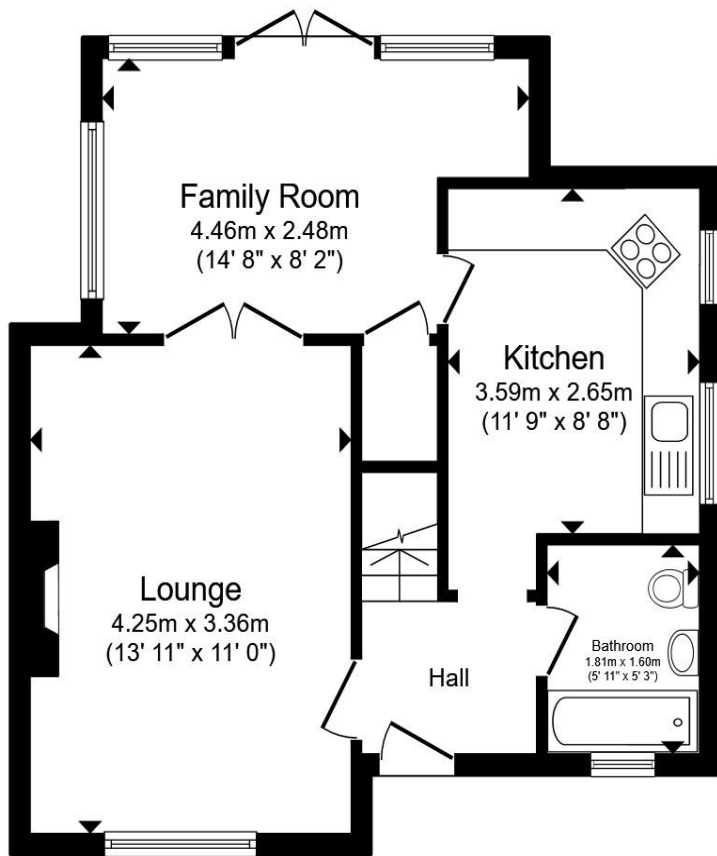
Fletcher Grove, Rudheath NORTHWICH CW9 7LE

welcome to

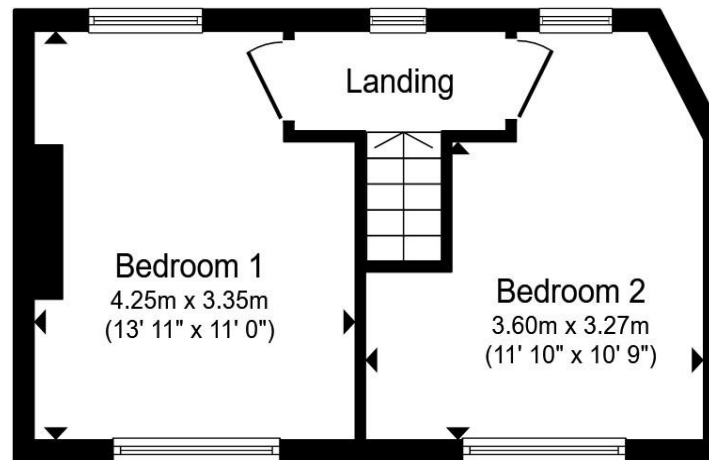
Fletcher Grove, Rudheath NORTHWICH

An extended two bedroom semi detached home found within a popular location which comes to the market with the added benefit of having NO ONWARD CHAIN. In need of modernisation the property will be ideal for a range of buyers wishing to update to create their own home.





Ground Floor



First Floor

Total floor area 73.2 m² (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Hall

Living Room

13' 11" x 11' (4.24m x 3.35m)

Extended Family/Dining Room

14' 8" x 8' 2" (4.47m x 2.49m)

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

Family Bathroom

5' 11" x 5' 3" (1.80m x 1.60m)

First Floor Landing

Bedroom One

13' 11" x 11' (4.24m x 3.35m)

Bedroom Two

11' 10" x 10' 9" (3.61m x 3.28m)

Agents Note

welcome to

Fletcher Grove, Rudheath NORTHWICH

- Extended semi detached home
- Modernisation required
- No onward chain
- Perfect for a range of buyers
- Occupying a good size plot

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£162,500



Please note the marker reflects the
postcode not the actual property

check out more properties at [swetenhams.co.uk](https://www.swetenhams.co.uk)



Property Ref:
NRT108387 - 0002

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.

Not for marketing purposes INTERNAL USE ONLY



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9
5BU



[swetenhams.co.uk](https://www.swetenhams.co.uk)