



Bancroft, Acton Bridge Northwich CW8 3QZ

welcome to

Bancroft, Acton Bridge Northwich

A wonderful large detached family residence found in a beautiful cul de sac location offering views across adjoining open countryside and beyond. Set within the highly sought-after rural village of Acton Bridge occupying this enviable position the property must be viewed to appreciate its location.



Reception Hall**Shower Room**

8' 5" x 3' 4" (2.57m x 1.02m)

Living Dining Room

25' 10" x 20' 1" (7.87m x 6.12m)

Breakfast Kitchen

15' 11" x 9' 10" (4.85m x 3.00m)

Bedroom Two

14' 1" x 10' 9" (4.29m x 3.28m)

Bedroom Three

12' 10" x 10' 9" (3.91m x 3.28m)

Bedroom Four

11' 7" x 9' 6" (3.53m x 2.90m)

Family Shower Room

6' 9" x 5' 7" (2.06m x 1.70m)

Upper Floor**Store Room**

6' 9" x 6' 3" (2.06m x 1.91m)

Bedroom One

20' 4" x 12' 7" Maximum Into Eaves (6.20m x 3.84m

Maximum Into Eaves)

Double Garage

20' 9" x 16' (6.32m x 4.88m)

Agents Notes:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



view this property online [swetenhams.co.uk/Property/NRT108212](https://www.swetenhams.co.uk/Property/NRT108212)



welcome to

Bancroft, Acton Bridge Northwich

- Large detached family home
- Enviaible position with countryside views
- Large plot with generous gardens and driveway
- Four bedrooms, large open plan living dining room
- Highly sought after Acton Bridge village

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£650,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108212



Property Ref:
NRT108212 - 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.

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